

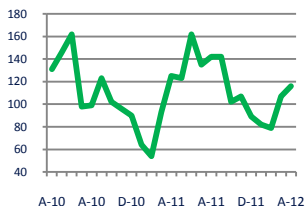


Focus On: Carroll County Housing Market

April 2012

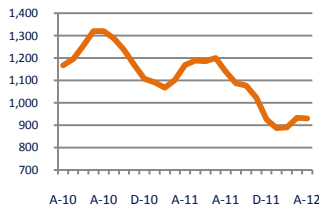
Units Sold

116



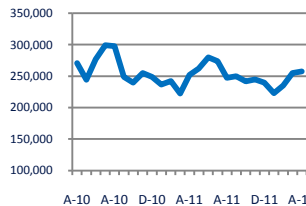
Active Inventory

931



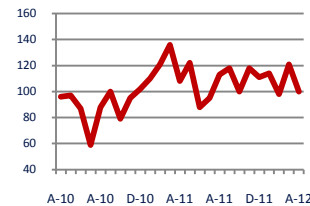
Median Sale Price

\$257,500



Days On Market

100



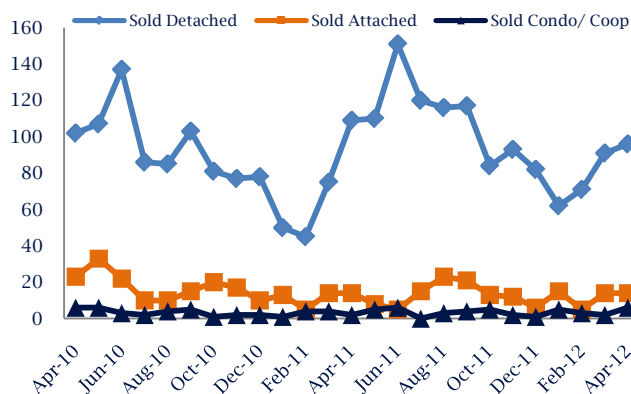
Down - 7%
Vs. Year Ago

Down - 20%
Vs. Year Ago

Up 2%
Vs. Year Ago

Down - 7%
Vs. Year Ago

Units Sold*



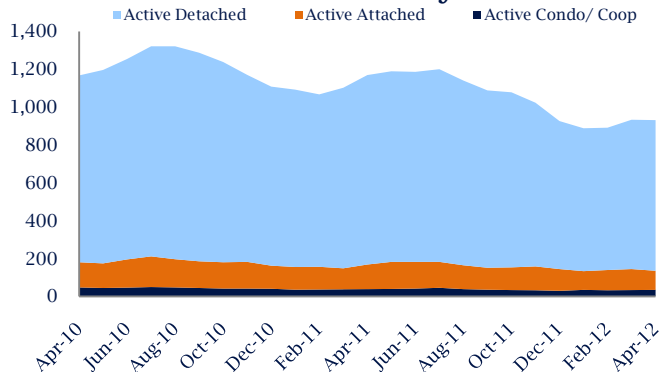
Units Sold

There was an increase in total units sold in April, with 116 sold this month in Carroll County versus 107 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2011.

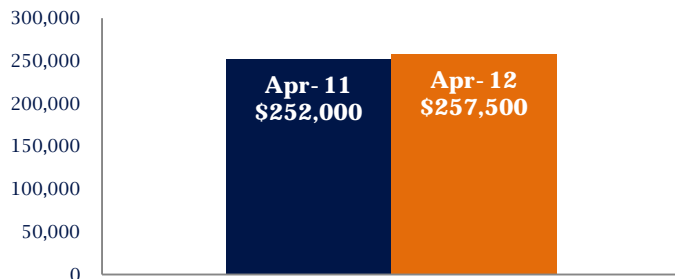
Active Inventory

Versus last year, the total number of homes available this month is lower by 238 units or 20%. The total number of active inventory this April was 931 compared to 1169 in April 2011. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Carroll County Homes was \$252,000. This April, the median sale price was \$257,500, an increase of 2% or \$5,500 compared to last year. The current median sold price is 1% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



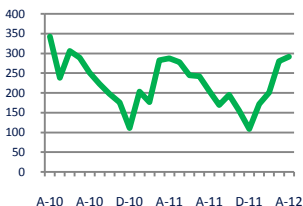


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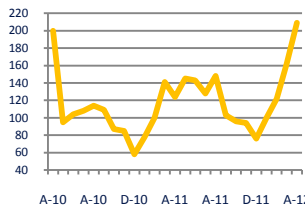
New Listings

292



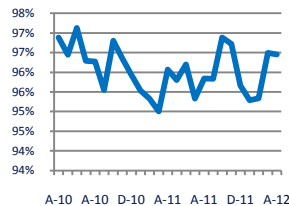
Current Contracts

209



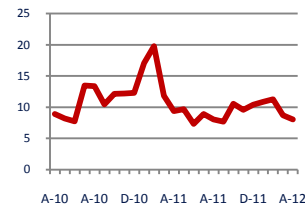
Sold Vs. List Price

96.5%



Months of Supply

8.0



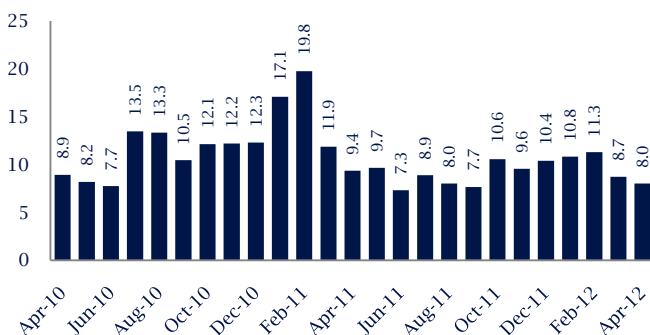
Up 1%
Vs. Year Ago

Up 69%
Vs. Year Ago

No Change
Vs. Year Ago

Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

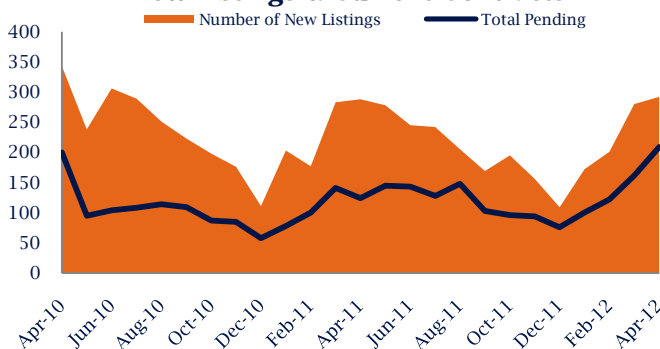
In April, there was 8.0 months of supply available in Carroll County, compared to 9.4 in April 2011. That is a decrease of 14% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

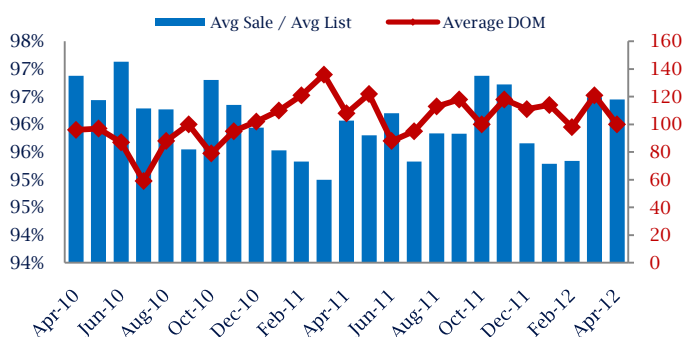
New Listings & Current Contracts

This month there were 292 homes newly listed for sale in Carroll County compared to 288 in April 2011, an increase of 1%. There were 209 current contracts pending sale this April compared to 124 a year ago. The number of current contracts is 69% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Carroll County was 96.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 100, lower than the average last year, which was 108, a decrease of 7%.

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