



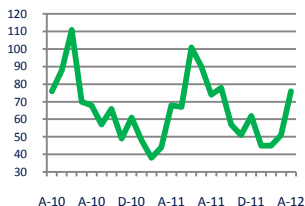
## Focus On: Ellicott City Housing Market

April 2012

Zip Code(s): 21042 and 21043

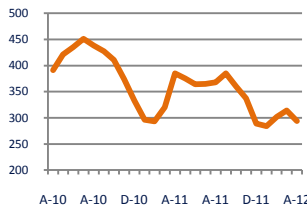
### Units Sold

76



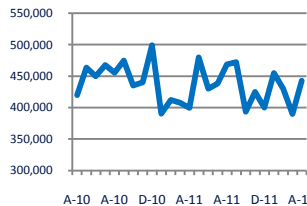
### Active Inventory

294



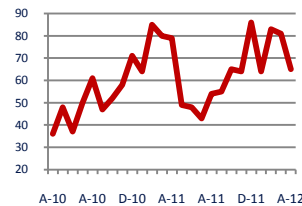
### Median Sale Price

\$442,750



### Days On Market

65



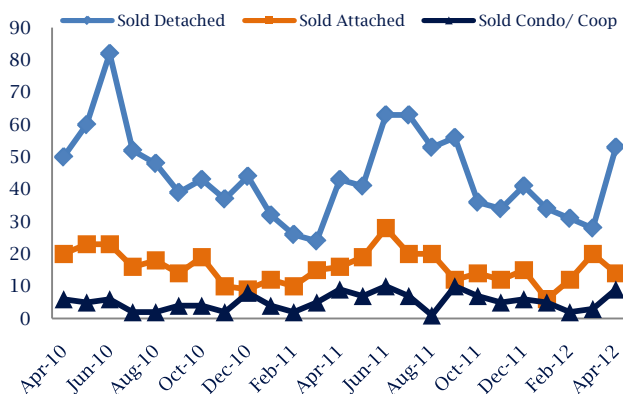
**Up**  
Vs. Year Ago

**Down - 24%**  
Vs. Year Ago

**Up 11%**  
Vs. Year Ago

**Down - 18%**  
Vs. Year Ago

### Units Sold\*



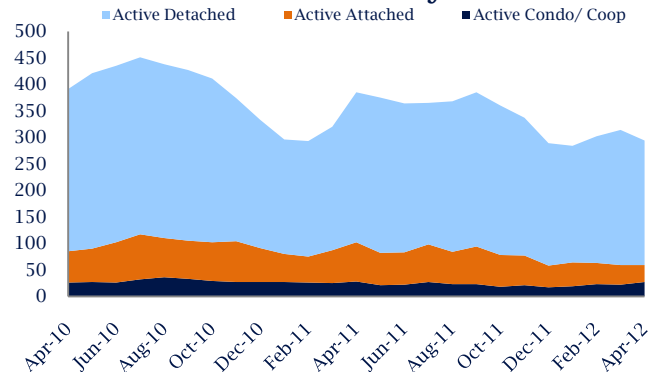
### Units Sold

There was an increase in total units sold in April, with 76 sold this month in Ellicott City. This month's total units sold was higher than at this time last year.

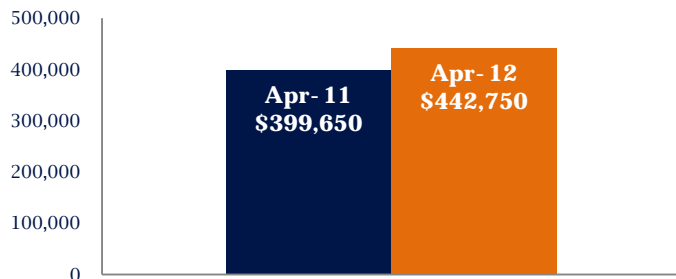
### Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 24%. The total number of active inventory this April was 294 compared to 385 in April 2011. This month's total of 294 is lower than the previous month's total supply of available inventory of 314, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Ellicott City Homes was \$399,650. This April, the median sale price was \$442,750, an increase of 11% or \$43,100 compared to last year. The current median sold price is 14% 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.

Ellicott City are defined as properties listed in zip code/s 21042 and 21043.

\*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.





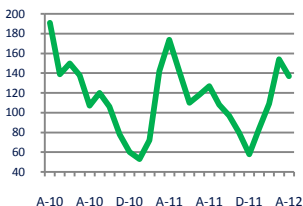
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April 2012

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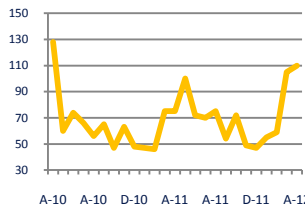
### New Listings

137



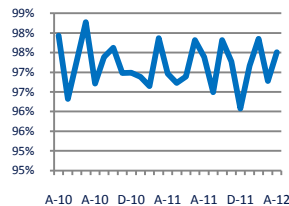
### Current Contracts

110



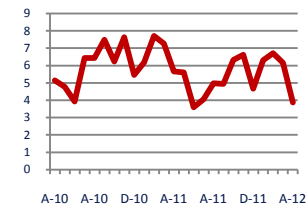
### Sold Vs. List Price

97.5%



### Months of Supply

3.9



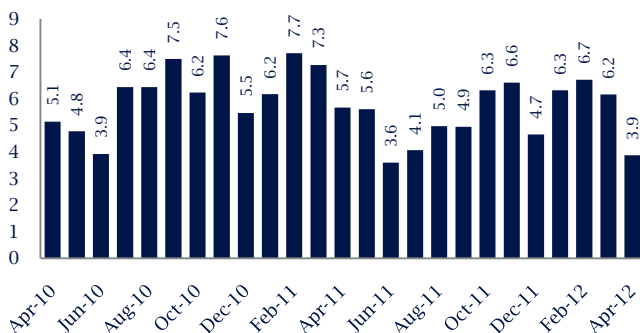
**Down -21%**  
Vs. Year Ago

**Up 47%**  
Vs. Year Ago

**Up 0.6%**  
Vs. Year Ago

**Down -32%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

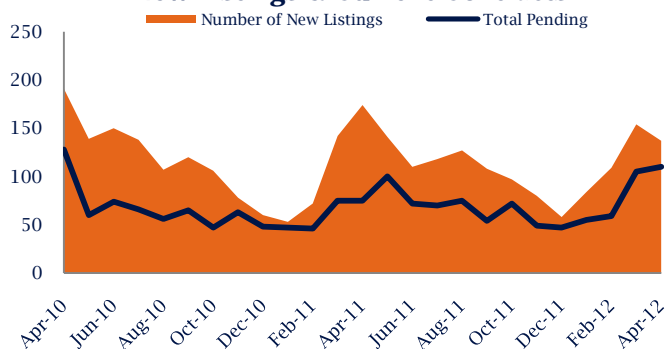
In April, there was 3.9 months of supply available in Ellicott City, compared to 5.7 in April 2011. That is a decrease of 32% versus a year ago.

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.

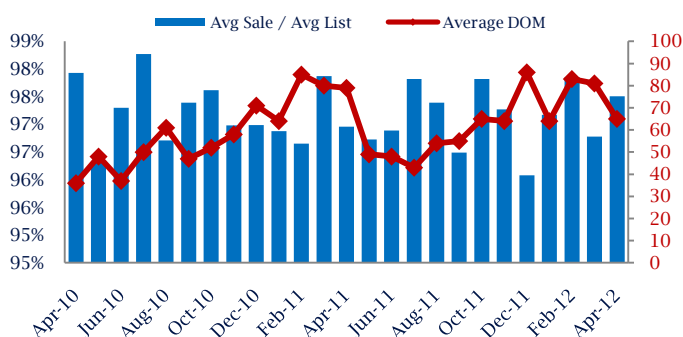
### New Listings & Current Contracts

This month there were 137 homes newly listed for sale in Ellicott City compared to 174 in April 2011, a decrease of 21%. There were 110 current contracts pending sale this April compared to 75 a year ago. The number of current contracts is 47% 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 Ellicott City was 97.5% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 65, lower than the average last year, which was 79, a decrease of 18%.

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