

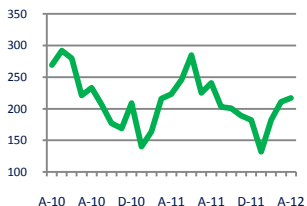


## Focus On: Frederick County Housing Market

April 2012

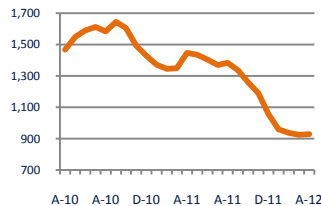
### Units Sold

217



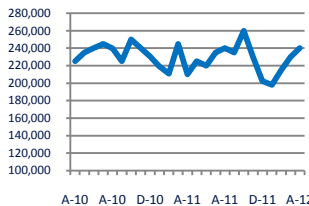
### Active Inventory

930



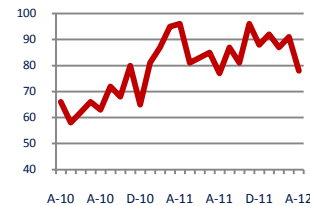
### Median Sale Price

\$240,000



### Days On Market

78



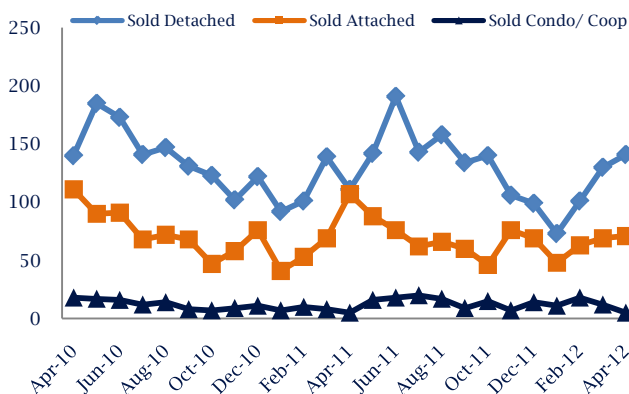
**Down - 3%**  
Vs. Year Ago

**Down - 36%**  
Vs. Year Ago

**Up 14%**  
Vs. Year Ago

**Down - 19%**  
Vs. Year Ago

### Units Sold\*



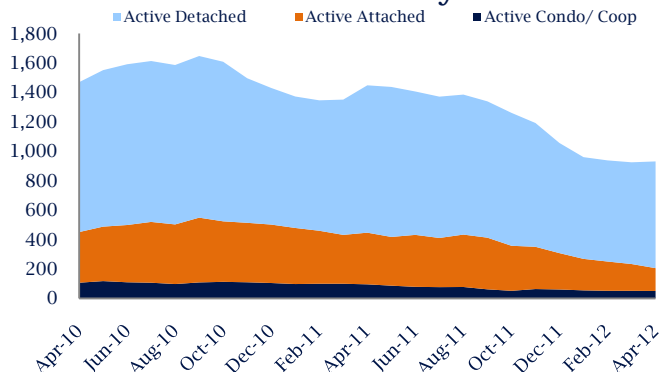
### Units Sold

There was an increase in total units sold in April, with 217 sold this month in Frederick County versus 211 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2011.

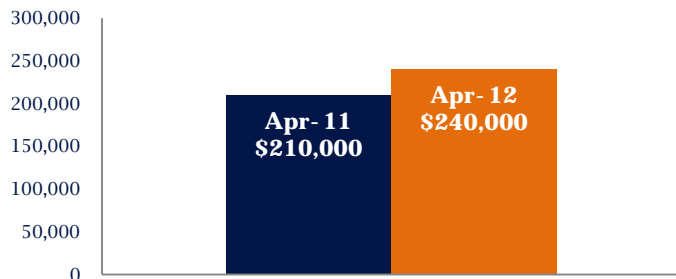
### Active Inventory

Versus last year, the total number of homes available this month is lower by 517 units or 36%. The total number of active inventory this April was 930 compared to 1,447 in April 2011. This month's total of 930 is higher than the previous month's total supply of available inventory of 924, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Frederick County Homes was \$210,000. This April, the median sale price was \$240,000, an increase of 14% or \$30,000 compared to last year. The current median sold price is 4% 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.



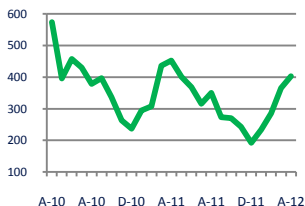


## Focus On: Frederick County Housing Market

April 2012

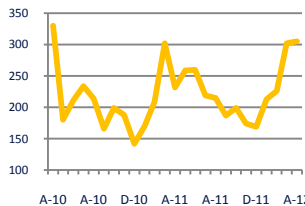
### New Listings

403



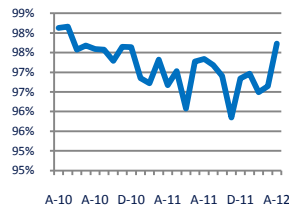
### Current Contracts

305



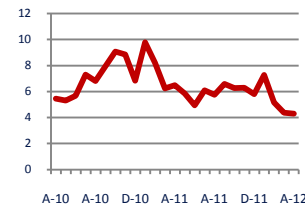
### Sold Vs. List Price

97.7%



### Months of Supply

4.3



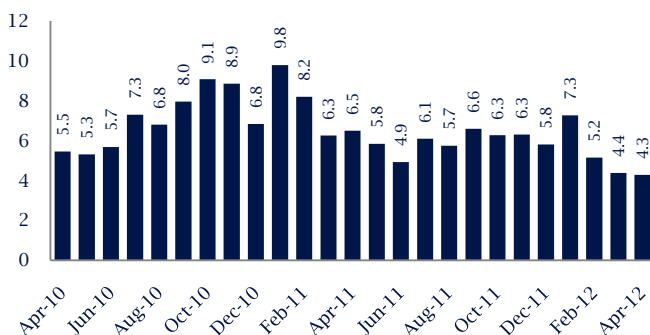
**Down - 11%**  
Vs. Year Ago

**Up 31%**  
Vs. Year Ago

**Up 1.1%**  
Vs. Year Ago

**Down - 34%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

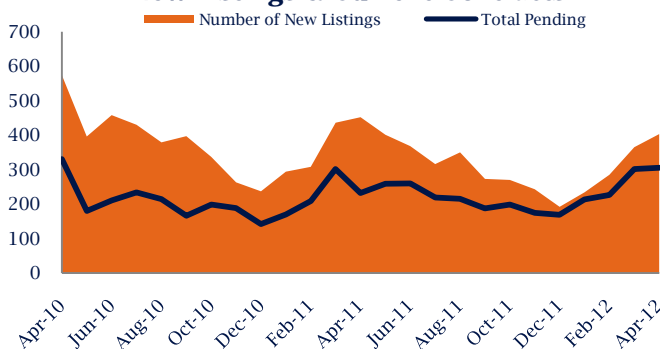
In April, there was 4.3 months of supply available in Frederick County, compared to 6.5 in April 2011. That is a decrease of 34% versus a year ago.

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.

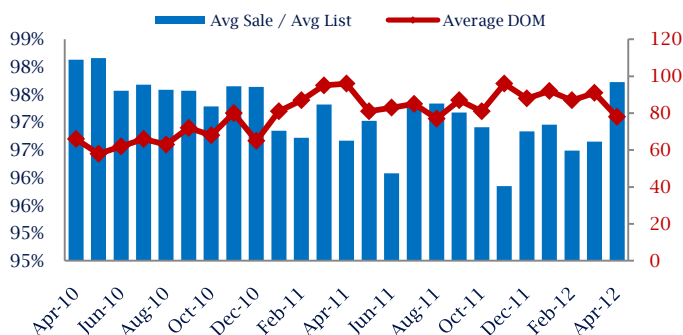
### New Listings & Current Contracts

This month there were 403 homes newly listed for sale in Frederick County compared to 452 in April 2011, a decrease of 11%. There were 305 current contracts pending sale this April compared to 232 a year ago. The number of current contracts is 31% 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 Frederick County was 97.7% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 78, lower than the average last year, which was 96, a decrease of 19%.

\*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.

