

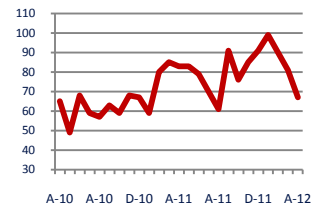
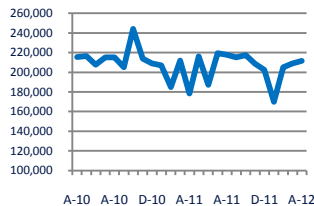
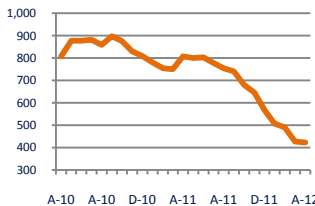
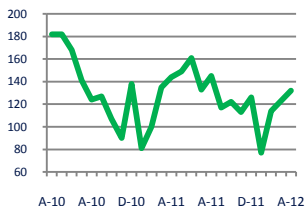


Focus On: Frederick Housing Market

April 2012

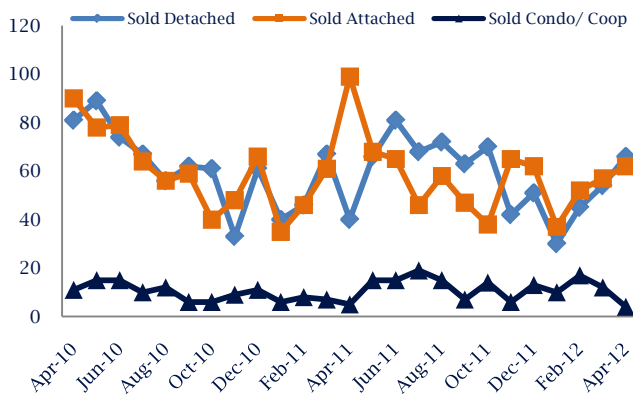
Zip Code(s): 21701, 21702, 21703, 21704, 21714 and 21717

Units Sold 132	Active Inventory 423	Median Sale Price \$211,500	Days On Market 67
--------------------------	--------------------------------	---------------------------------------	-----------------------------



Down - 8% Vs. Year Ago	Down - 48% Vs. Year Ago	Up 18% Vs. Year Ago	Down - 19% Vs. Year Ago
----------------------------------	-----------------------------------	-------------------------------	-----------------------------------

Units Sold*



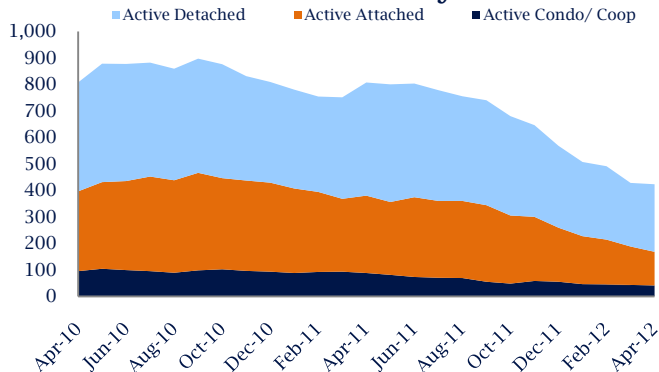
Units Sold

There was an increase in total units sold in April, with 132 sold this month in Frederick versus 123 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2011.

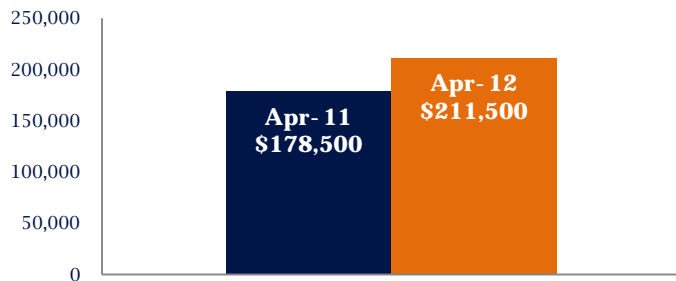
Active Inventory

Versus last year, the total number of homes available this month is lower by 384 units or 48%. The total number of active inventory this April was 423 compared to 807 in April 2011. This month's total of 423 is lower than the previous month's total supply of available inventory of 428, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Frederick Homes was \$178,500. This April, the median sale price was \$211,500, an increase of 18% or \$33,000 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.

Frederick are defined as properties listed in zip code/s 21701, 21702, 21703, 21704, 21714 and 21717.

*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.





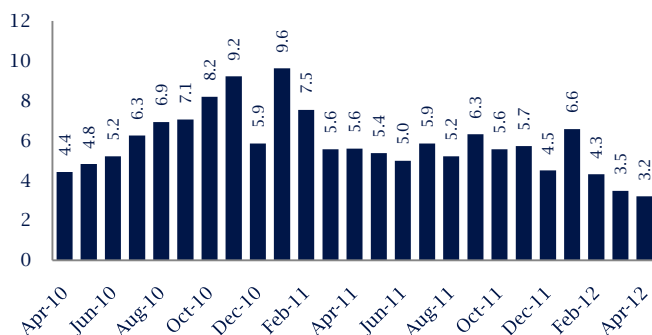
Focus On: Frederick Housing Market

April 2012

Zip Code(s): 21701, 21702, 21703, 21704, 21714 and 21717

New Listings	Current Contracts	Sold Vs. List Price	Months of Supply
230	176	97.5%	3.2
Down -14% Vs. Year Ago	Up 29% Vs. Year Ago	Up 1.4% Vs. Year Ago	Down -43% Vs. Year Ago

Months Of Supply



Months of Supply

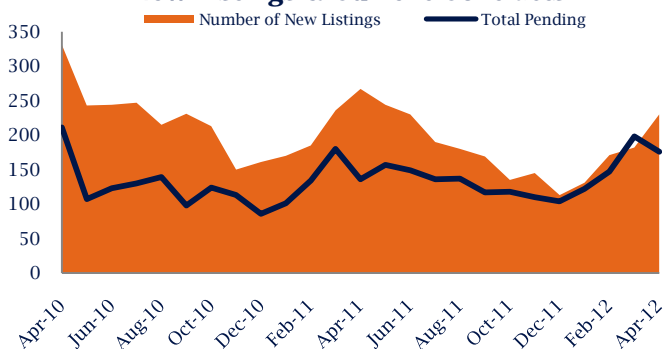
In April, there was 3.2 months of supply available in Frederick, compared to 5.6 in April 2011. That is a decrease of 43% versus a year ago.

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.

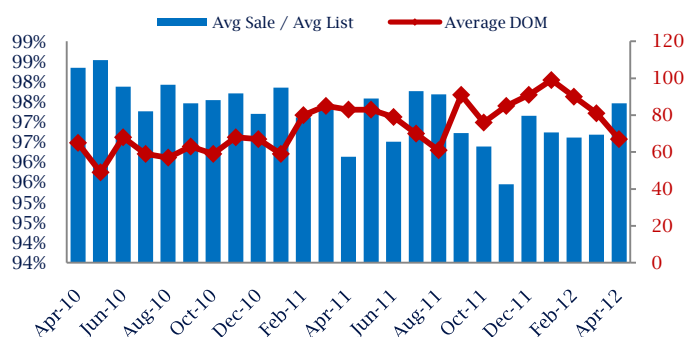
New Listings & Current Contracts

This month there were 230 homes newly listed for sale in Frederick compared to 267 in April 2011, a decrease of 14%. There were 176 current contracts pending sale this April compared to 136 a year ago. The number of current contracts is 29% 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 was 97.5% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 67, lower than the average last year, which was 83, a decrease of 19%.

Frederick are defined as properties listed in zip code/s 21701, 21702, 21703, 21704, 21714 and 21717.

*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.

