



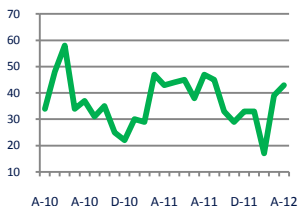
## Focus On: Millersville and Severn Housing Market

April 2012

Zip Code(s): 21144 and 21108

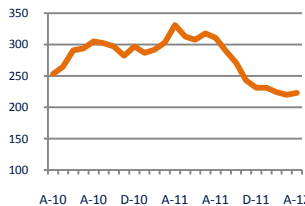
### Units Sold

43



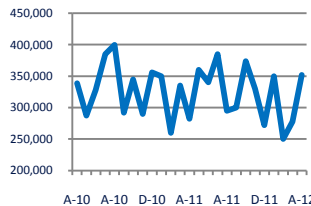
### Active Inventory

223



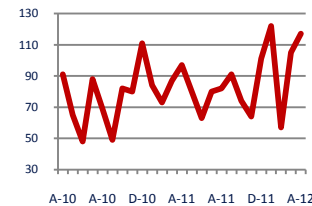
### Median Sale Price

\$351,838



### Days On Market

117



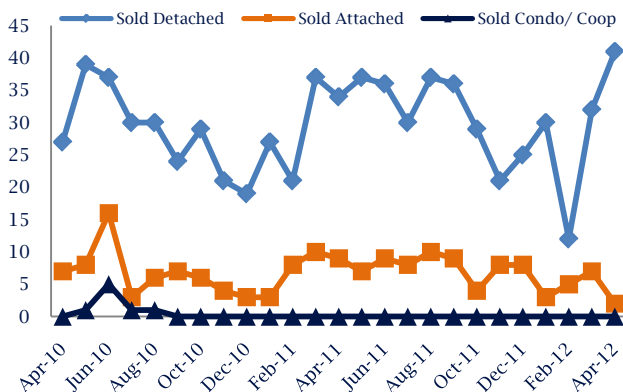
No Change  
Vs. Year Ago

Down - 33%  
Vs. Year Ago

Up  
Vs. Year Ago

Up 21%  
Vs. Year Ago

### Units Sold\*



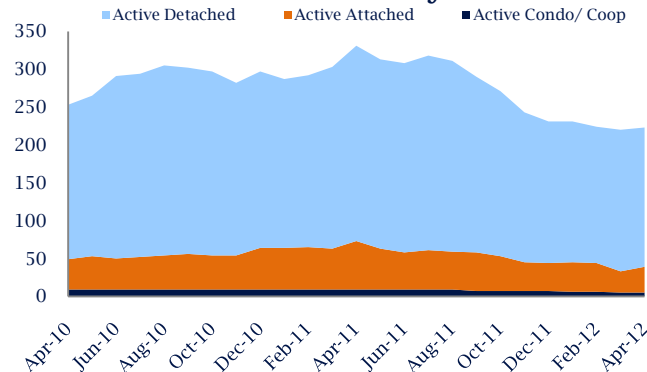
### Units Sold

There was an increase in total units sold in April, with 43 sold this month in Millersville and Severn, an increase of 10%. This month's total units sold is similar compared to a year ago.

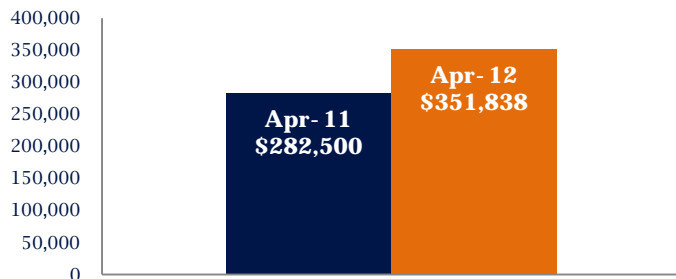
### Active Inventory

Versus last year, the total number of homes available this month is lower by 108 units or 33%. The total number of active inventory this April was 223 compared to 331 in April 2011. This month's total of 223 is higher than the previous month's total supply of available inventory of 220, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Millersville and Severn Homes was \$282,500. This April, the median sale price was \$351,838, an increase of \$69,338 compared to last year. The current median sold price is 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.

Millersville and Severn are defined as properties listed in zip code/s 21144 and 21108.

\*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.





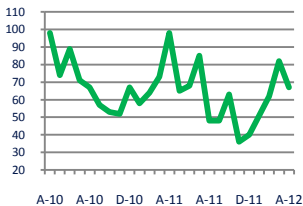
## Focus On: Millersville and Severn Housing Market

April 2012

Zip Code(s): 21144 and 21108

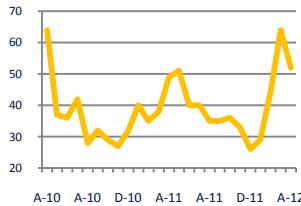
### New Listings

67



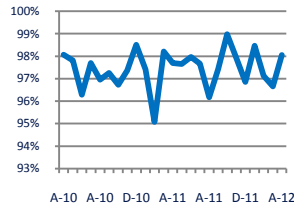
### Current Contracts

52



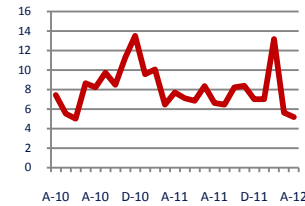
### Sold Vs. List Price

98.1%



### Months of Supply

5.2



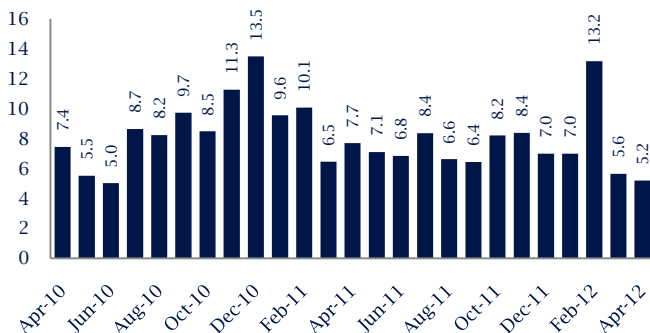
**Down -32%**  
Vs. Year Ago

**Up 6%**  
Vs. Year Ago

**No Change**  
Vs. Year Ago

**Down -33%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

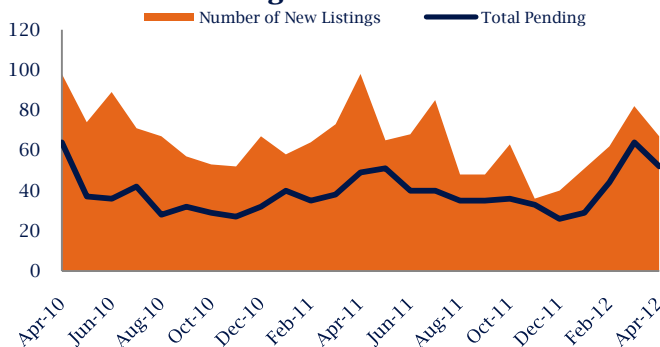
In April, there was 5.2 months of supply available in Millersville and Severn, compared to 7.7 in April 2011. That is a decrease of 33% versus a year ago.

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.

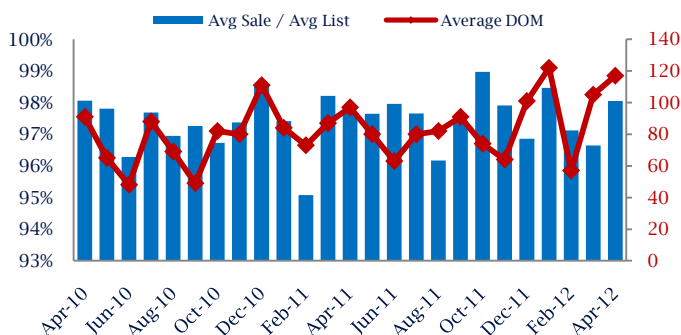
### New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Millersville and Severn compared to 98 in April 2011, a decrease of 32%. There were 52 current contracts pending sale this April compared to 49 a year ago. The number of current contracts is 6% 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 Millersville and Severn was 98.1% 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 117, higher than the average last year, which was 97, an increase of 21%.

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