

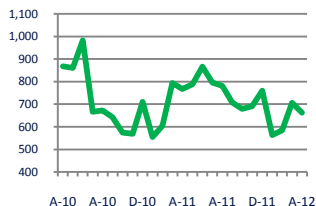


Focus On: Prince George's County Housing Market

April 2012

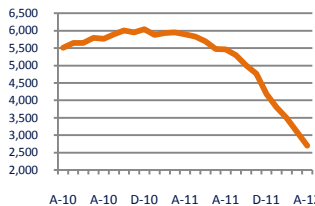
Units Sold

663



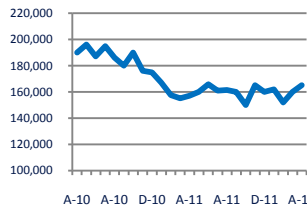
Active Inventory

2,701



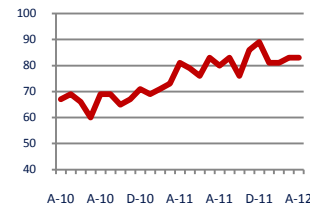
Median Sale Price

\$165,000



Days On Market

83



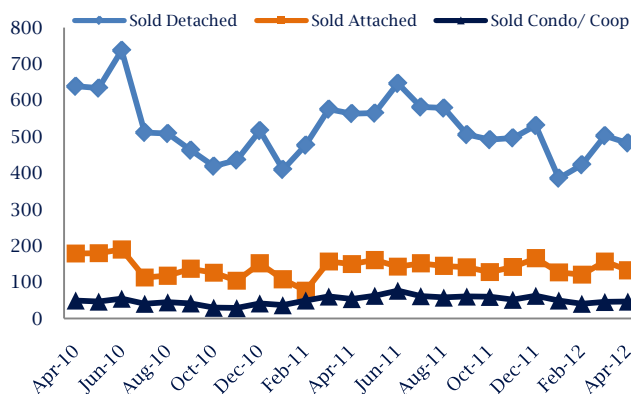
Down - 14%
Vs. Year Ago

Down - 54%
Vs. Year Ago

Up 5%
Vs. Year Ago

Up 2%
Vs. Year Ago

Units Sold*



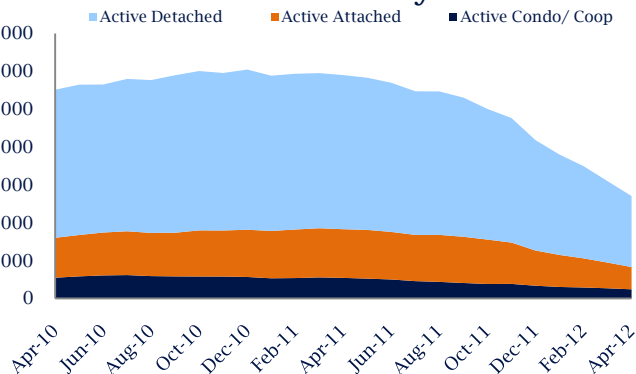
Units Sold

There was a decrease in total units sold in April, with 663 sold this month in Prince George's County versus 706 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2011.

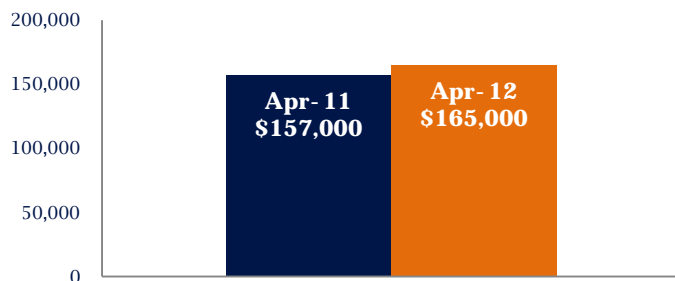
Active Inventory

Versus last year, the total number of homes available this month is lower by 3,196 units or 54%. The total number of active inventory this April was 2,701 compared to 5,897 in April 2011. This month's total of 2,701 is lower than the previous month's total supply of available inventory of 3,096, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Prince George's County Homes was \$157,000. This April, the median sale price was \$165,000, an increase of 5% or \$8,000 compared to last year. The current median sold price is 3% 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.



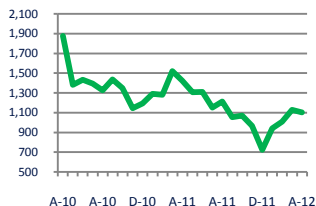


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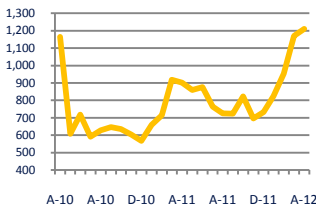
New Listings

1,102



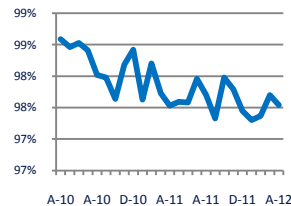
Current Contracts

1,211



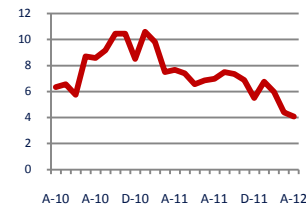
Sold Vs. List Price

97.5%



Months of Supply

4.1



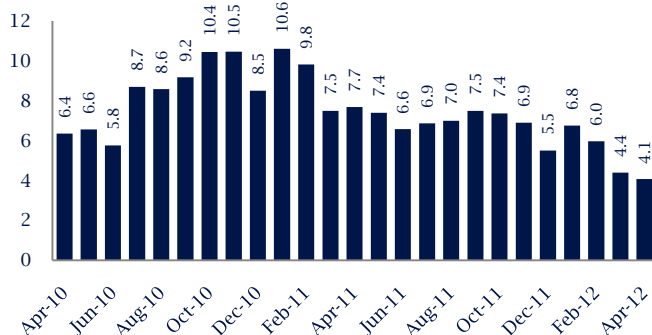
Down -23%
Vs. Year Ago

Up 34%
Vs. Year Ago

No Change
Vs. Year Ago

Down -47%
Vs. Year Ago

Months Of Supply



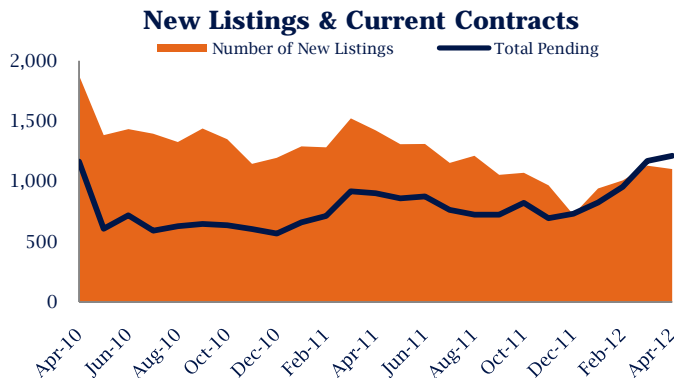
Months of Supply

In April, there was 4.1 months of supply available in Prince George's County, compared to 7.7 in April 2011. That is a decrease of 47% versus a year ago.

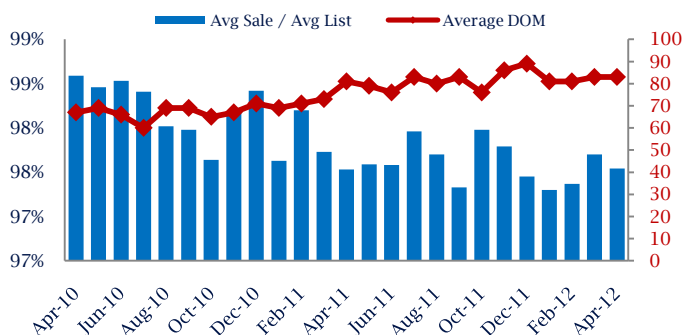
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 1,102 homes newly listed for sale in Prince George's County compared to 1,423 in April 2011, a decrease of 23%. There were 1,211 current contracts pending sale this April compared to 901 a year ago. The number of current contracts is 34% higher than last April.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Prince George's County was 97.5% 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 83, higher than the average last year, which was 81, an increase of 2%.

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