

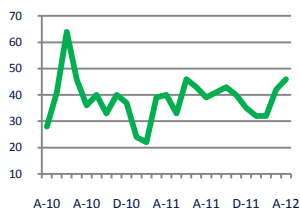


## Focus On: Queen Anne's County Housing Market

April 2012

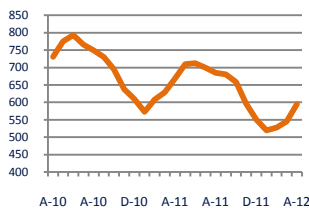
### Units Sold

46



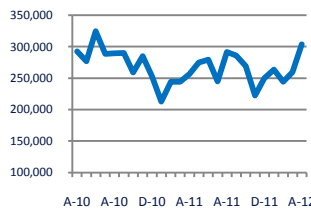
### Active Inventory

595



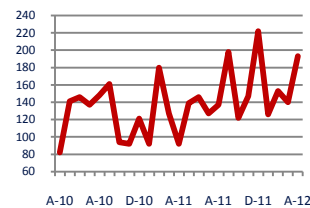
### Median Sale Price

\$304,000



### Days On Market

193



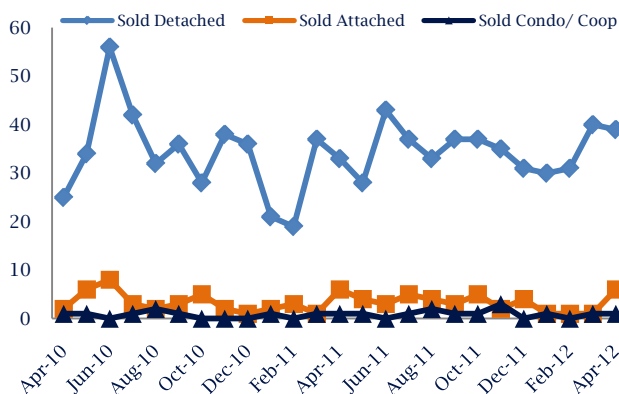
**Up 15%**  
Vs. Year Ago

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

**Up 19%**  
Vs. Year Ago

**Up**  
Vs. Year Ago

### Units Sold\*



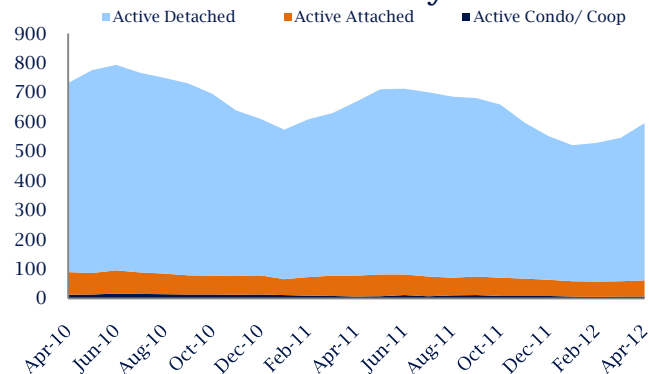
### Units Sold

There was an increase in total units sold in April, with 46 sold this month in Queen Anne's County versus 42 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 15% versus April 2011.

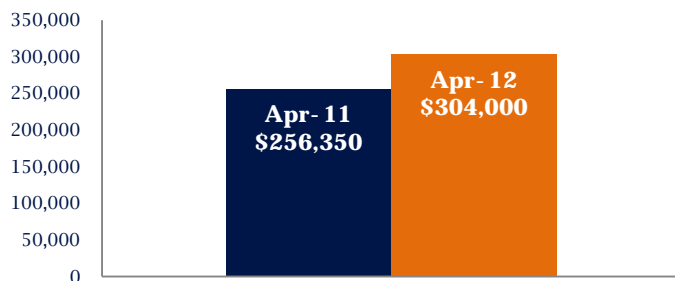
### Active Inventory

Versus last year, the total number of homes available this month is lower by 73 units or 11%. The total number of active inventory this April was 595 compared to 668 in April 2011. This month's total of 595 is higher than the previous month's total supply of available inventory of 545, an increase of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Queen Anne's County Homes was \$256,350. This April, the median sale price was \$304,000, an increase of 19% or \$47,650 compared to last year. The current median sold price is 17% 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.



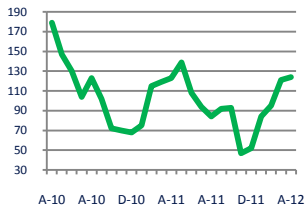


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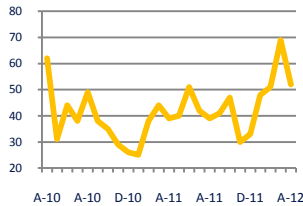
### New Listings

124



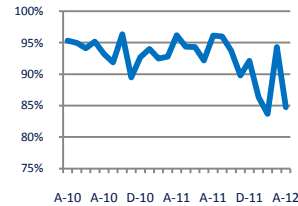
### Current Contracts

52



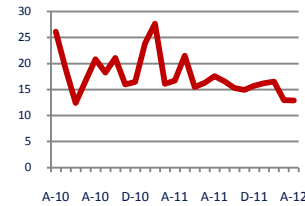
### Sold Vs. List Price

84.7%



### Months of Supply

12.9



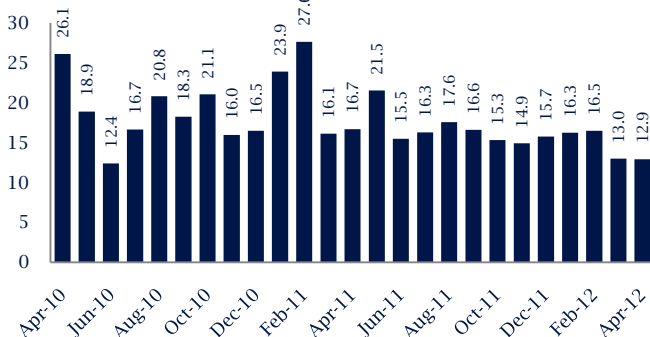
**Up 1%**  
Vs. Year Ago

**Up 33%**  
Vs. Year Ago

**Down**  
Vs. Year Ago

**Down -23%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

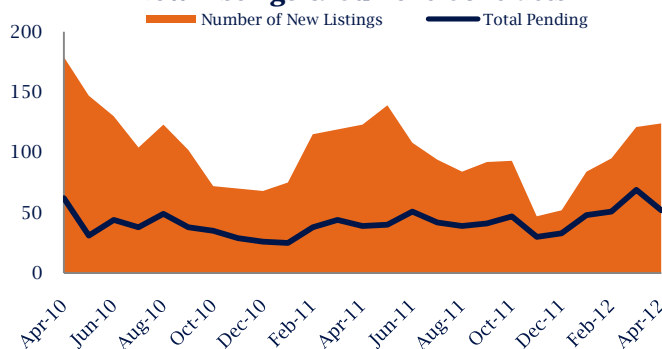
In April, there was 12.9 months of supply available in Queen Anne's County, compared to 16.7 in April 2011. That is a decrease of 23% versus a year ago.

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.

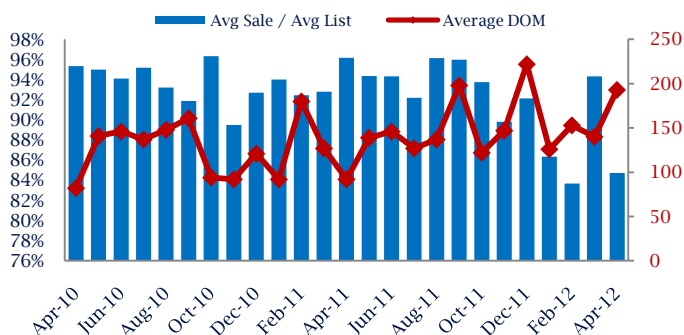
### New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Queen Anne's County compared to 123 in April 2011, an increase of 1%. There were 52 current contracts pending sale this April compared to 39 a year ago. The number of current contracts is 33% 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 Queen Anne's County was 84.7% of the average list price, which is lower than at this time last year.

### Days On Market

This month, the average number of days on market was 193, higher than the average last year, which was 92.

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