



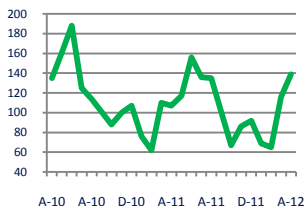
Focus On: Rockville Housing Market

April 2012

Zip Code(s): 20850, 20851, 20852, 20853 and 20896

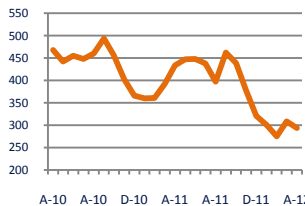
Units Sold

139



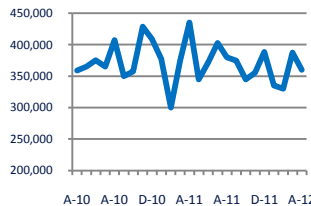
Active Inventory

294



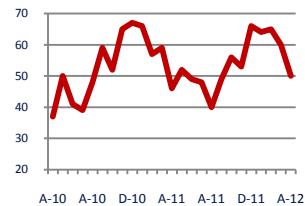
Median Sale Price

\$360,000



Days On Market

50



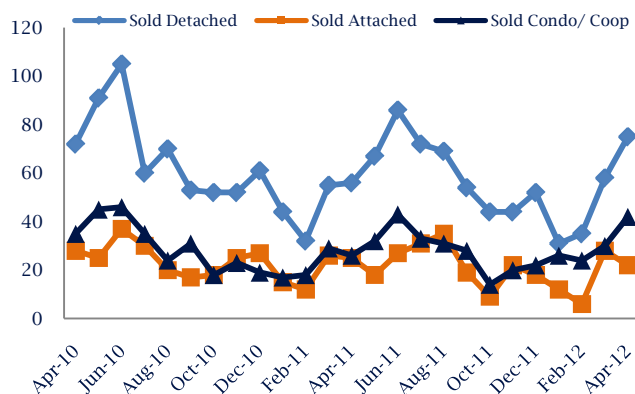
Up 30%
Vs. Year Ago

Down -32%
Vs. Year Ago

Down -17%
Vs. Year Ago

Up 9%
Vs. Year Ago

Units Sold*



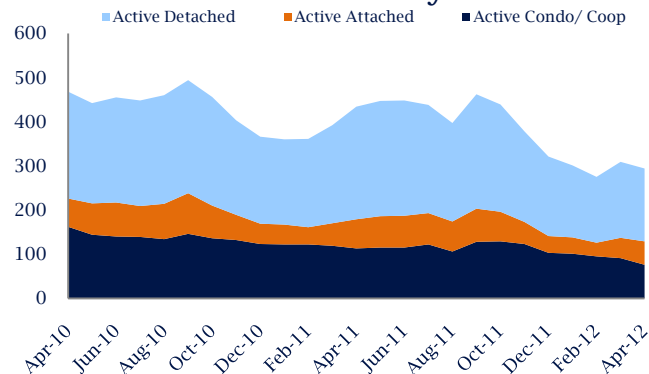
Units Sold

There was an increase in total units sold in April, with 139 sold this month in Rockville versus 116 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 30% versus April 2011.

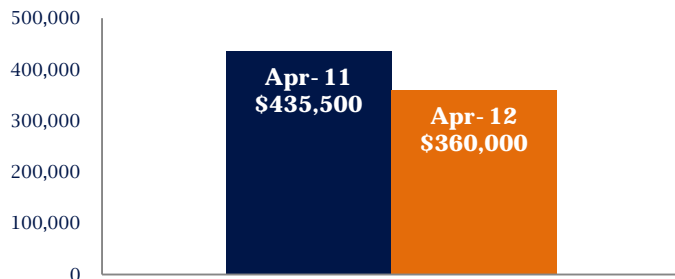
Active Inventory

Versus last year, the total number of homes available this month is lower by 140 units or 32%. The total number of active inventory this April was 294 compared to 434 in April 2011. This month's total of 294 is lower than the previous month's total supply of available inventory of 309, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Rockville Homes was \$435,500. This April, the median sale price was \$360,000, a decrease of 17% or \$75,500 compared to last year. The current median sold price is 7% lower 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.

Rockville are defined as properties listed in zip code/s 20850, 20851, 20852, 20853 and 20896.

*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.





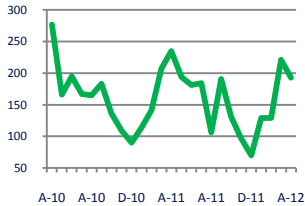
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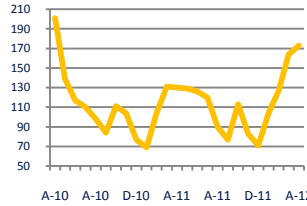
New Listings

193



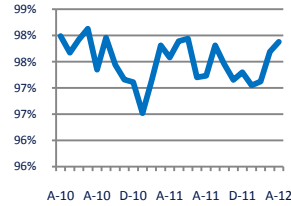
Current Contracts

173



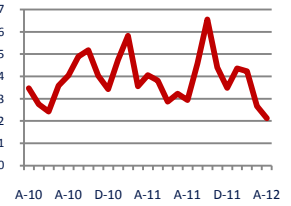
Sold Vs. List Price

97.9%



Months of Supply

2.1



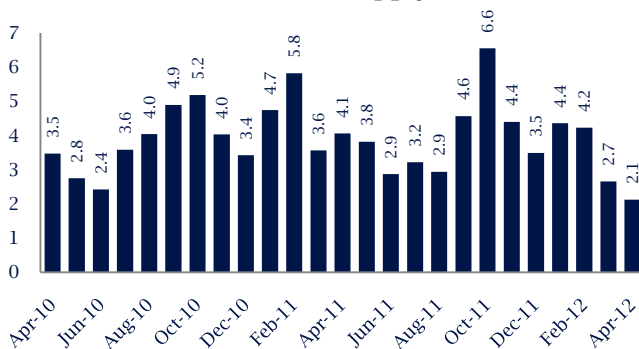
Down - 18%
Vs. Year Ago

Up 33%
Vs. Year Ago

No Change
Vs. Year Ago

Down - 48%
Vs. Year Ago

Months Of Supply



Months of Supply

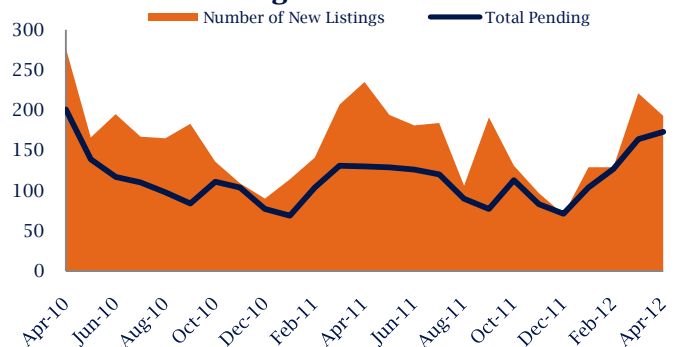
In April, there was 2.1 months of supply available in Rockville, compared to 4.1 in April 2011. That is a decrease of 48% versus a year ago.

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.

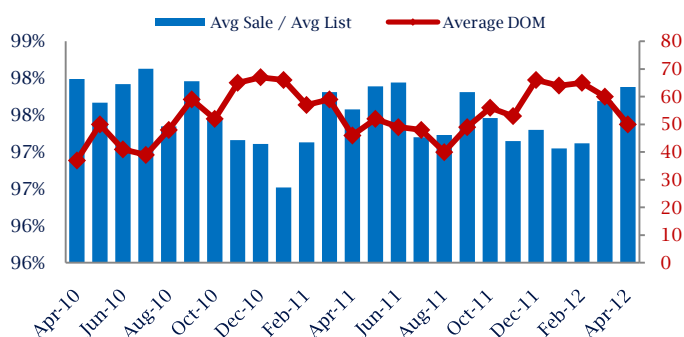
New Listings & Current Contracts

This month there were 193 homes newly listed for sale in Rockville compared to 235 in April 2011, a decrease of 18%. There were 173 current contracts pending sale this April compared to 130 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 Rockville was 97.9% 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 50, higher than the average last year, which was 46, an increase of 9%.

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