



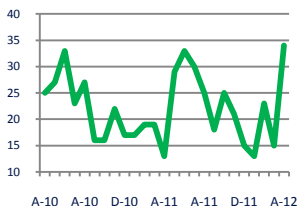
## Focus On: Severna Park Housing Market

April 2012

Zip Code(s): 21146

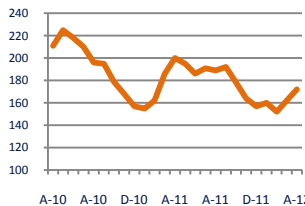
### Units Sold

34



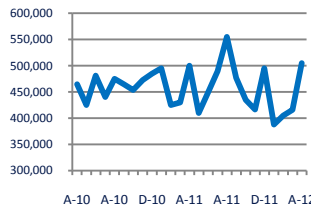
### Active Inventory

172



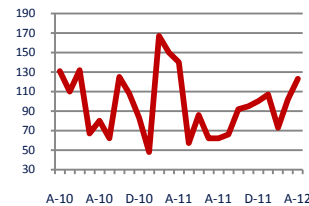
### Median Sale Price

\$505,000



### Days On Market

123



**Up**  
Vs. Year Ago

**Down - 14%**  
Vs. Year Ago

**Up 1%**  
Vs. Year Ago

**Down - 12%**  
Vs. Year Ago

### Units Sold\*



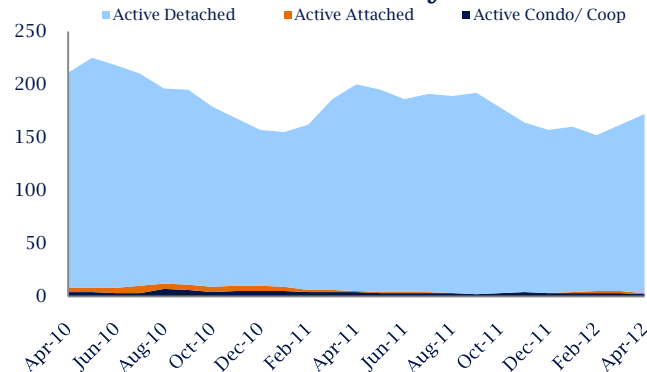
### Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 34 sold this month in Severna Park. This month's total units sold was higher than at this time last year, an increase from April 2011.

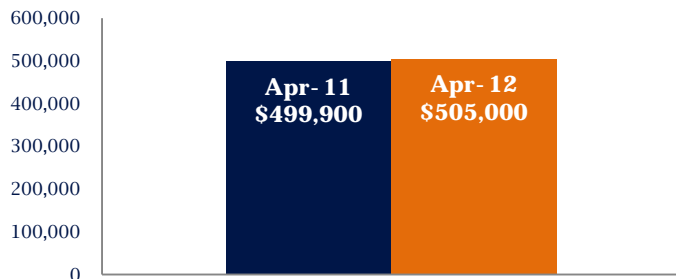
### Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 14%. The total number of active inventory this April was 172 compared to 200 in April 2011. This month's total of 172 is higher than the previous month's total supply of available inventory of 162, an increase of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Severna Park Homes was \$499,900. This April, the median sale price was \$505,000, an increase of 1% or \$5,100 compared to last year. The current median sold price is 21% 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.

Severna Park are defined as properties listed in zip code/s 21146.

\*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.





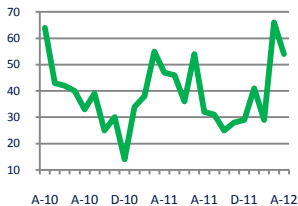
## Focus On: Severna Park Housing Market

### April 2012

Zip Code(s): 21146

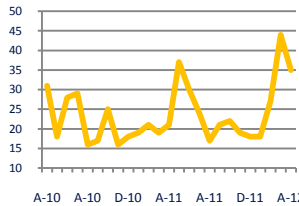
### New Listings

54



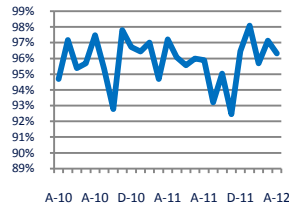
### Current Contracts

35



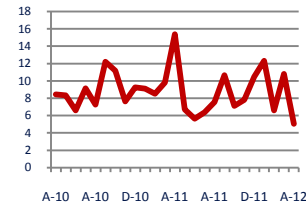
### Sold Vs. List Price

96.3%



### Months of Supply

5.1



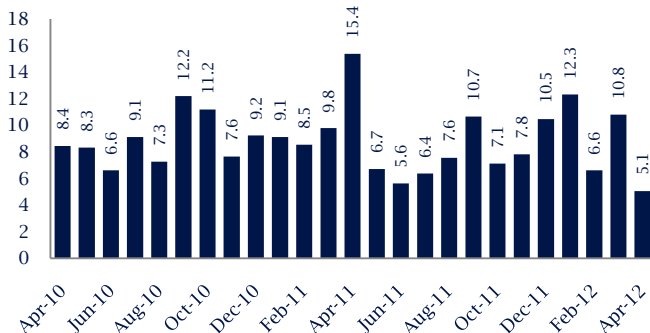
Up 15%  
Vs. Year Ago

Up 67%  
Vs. Year Ago

Down -0.9%  
Vs. Year Ago

Down -67%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

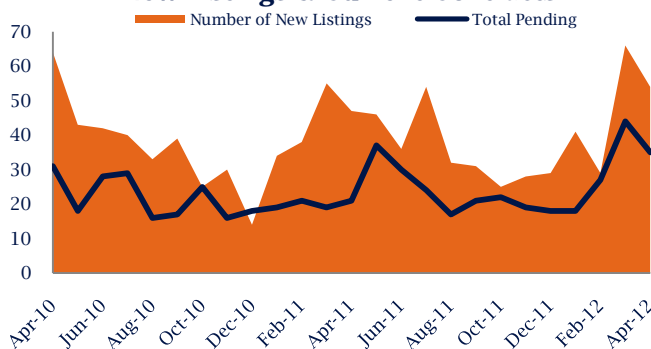
In April, there was 5.1 months of supply available in Severna Park, compared to 15.4 in April 2011. That is a decrease of 67% versus a year ago.

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 54 homes newly listed for sale in Severna Park compared to 47 in April 2011, an increase of 15%. There were 35 current contracts pending sale this April compared to 21 a year ago. The number of current contracts is 67% 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 Severna Park was 96.3% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 123, lower than the average last year, which was 140, a decrease of 12%.

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