



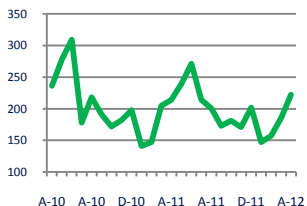
Focus On: Silver Spring Housing Market

April 2012

Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

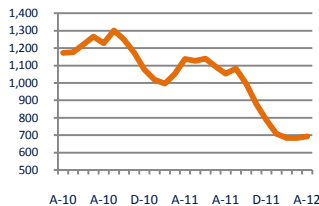
Units Sold

222



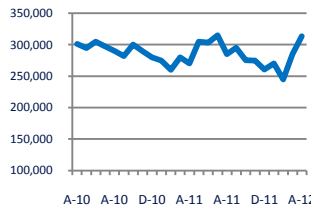
Active Inventory

693



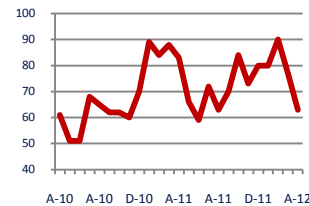
Median Sale Price

\$313,500



Days On Market

63



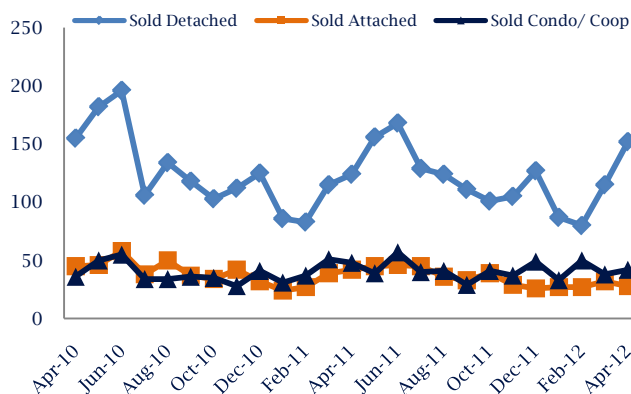
Up 4%
Vs. Year Ago

Down -39%
Vs. Year Ago

Up 16%
Vs. Year Ago

Down -24%
Vs. Year Ago

Units Sold*



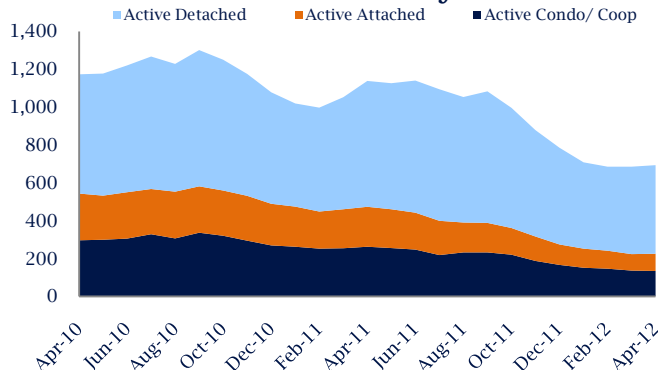
Units Sold

There was an increase in total units sold in April, with 222 sold this month in Silver Spring versus 185 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 4% versus April 2011.

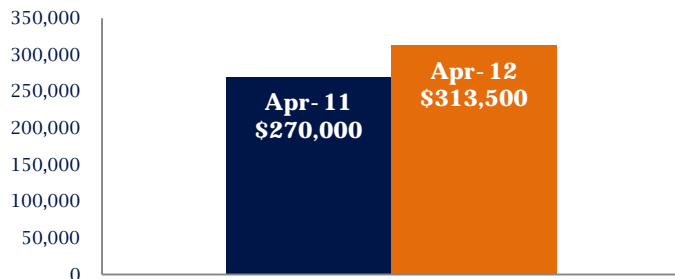
Active Inventory

Versus last year, the total number of homes available this month is lower by 445 units or 39%. The total number of active inventory this April was 693 compared to 1,138 in April 2011. This month's total of 693 is higher than the previous month's total supply of available inventory of 685, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Silver Spring Homes was \$270,000. This April, the median sale price was \$313,500, an increase of 16% or \$43,500 compared to last year. The current median sold price is 10% 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.

Silver Spring are defined as properties listed in zip code/s 20901, 20902, 20903, 20904, 20905, 20906 and 20910.

*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.





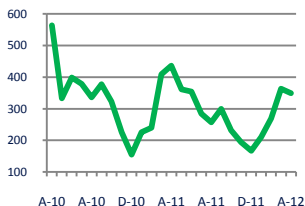
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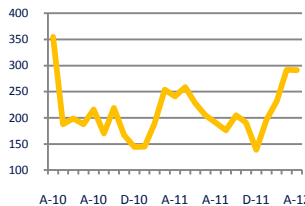
New Listings

349



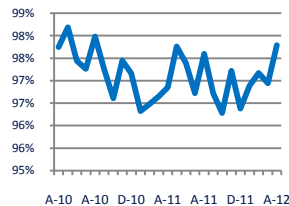
Current Contracts

291



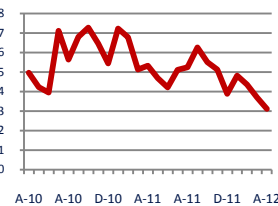
Sold Vs. List Price

97.8%



Months of Supply

3.1



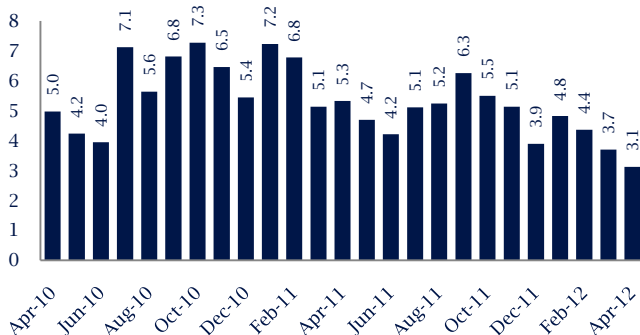
Down -20%
Vs. Year Ago

Up 21%
Vs. Year Ago

Up 1%
Vs. Year Ago

Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

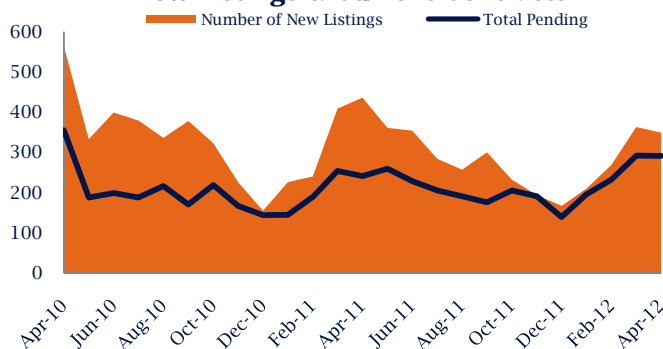
In April, there was 3.1 months of supply available in Silver Spring, compared to 5.3 in April 2011. That is a decrease of 41% versus a year ago.

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.

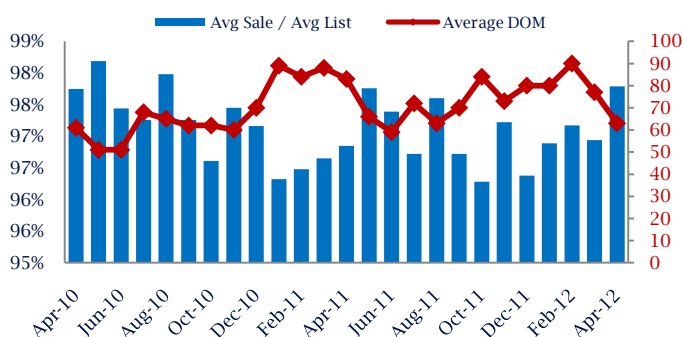
New Listings & Current Contracts

This month there were 349 homes newly listed for sale in Silver Spring compared to 436 in April 2011, a decrease of 20%. There were 291 current contracts pending sale this April compared to 241 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Silver Spring was 97.8% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 63, lower than the average last year, which was 83, a decrease of 24%.

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