

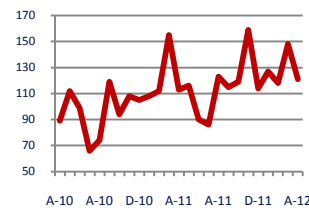
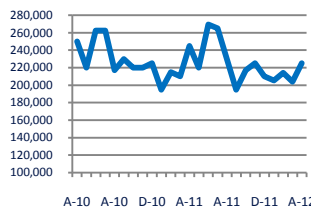
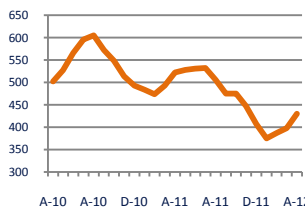
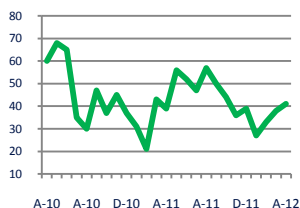


Focus On: Westminster and Taneytown Housing Market

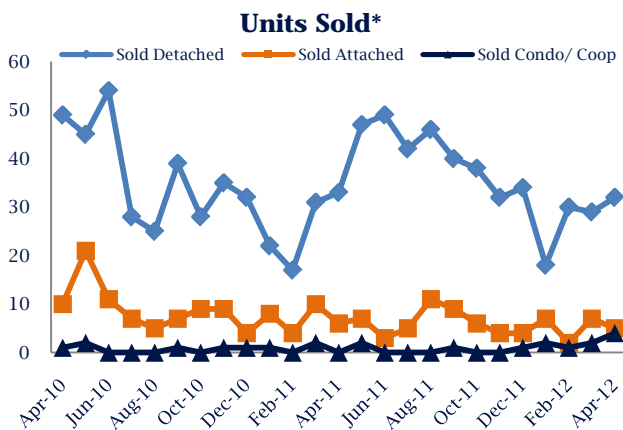
April 2012

Zip Code(s): 21157, 21158 and 21787

Units Sold 41	Active Inventory 430	Median Sale Price \$225,000	Days On Market 121
-------------------------	--------------------------------	---------------------------------------	------------------------------



Up 5% Vs. Year Ago	Down -18% Vs. Year Ago	Down -8% Vs. Year Ago	Up 7% Vs. Year Ago
------------------------------	----------------------------------	---------------------------------	------------------------------

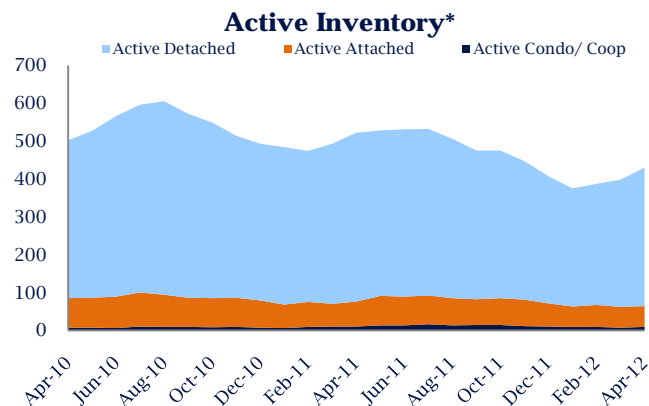


Units Sold

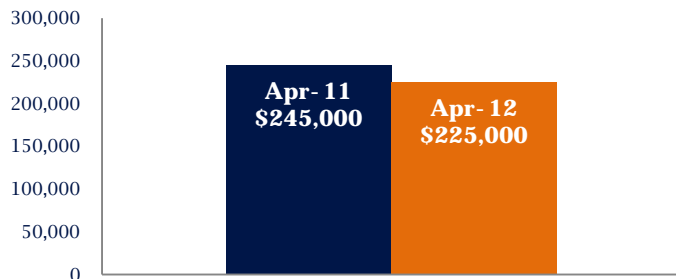
There was an increase in total units sold in April, with 41 sold this month in Westminster and Taneytown versus 38 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2011.

Active Inventory

Versus last year, the total number of homes available this month is lower by 92 units or 18%. The total number of active inventory this April was 430 compared to 522 in April 2011. This month's total of 430 is higher than the previous month's total supply of available inventory of 398, an increase of 8%.



Median Sale Price



Median Sale Price

Last April, the median sale price for Westminster and Taneytown Homes was \$245,000. This April, the median sale price was \$225,000, a decrease of 8% or \$20,000 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.

Westminster and Taneytown are defined as properties listed in zip code/s 21157, 21158 and 21787.

*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.





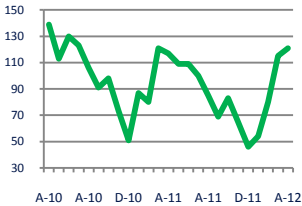
Focus On: Westminster and Taneytown Housing Market

April 2012

Zip Code(s): 21157, 21158 and 21787

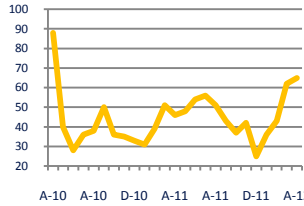
New Listings

121



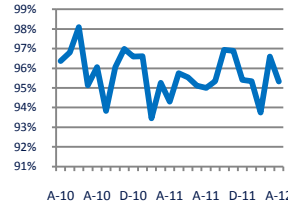
Current Contracts

65



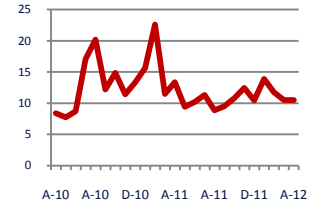
Sold Vs. List Price

95.3%



Months of Supply

10.5



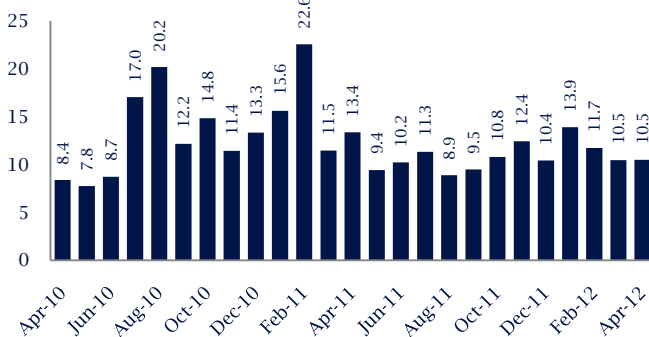
Up 3%
Vs. Year Ago

Up 41%
Vs. Year Ago

Up 1.1%
Vs. Year Ago

Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

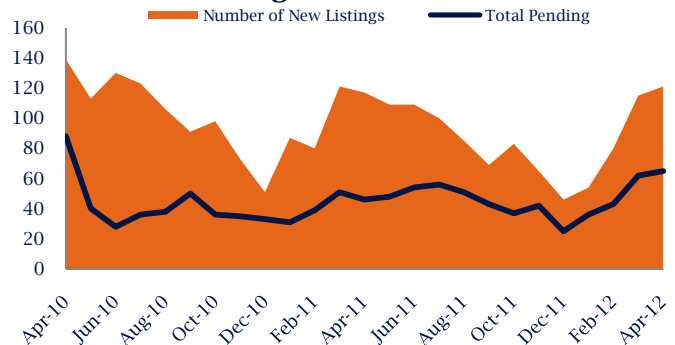
In April, there was 10.5 months of supply available in Westminster and Taneytown, compared to 13.4 in April 2011. That is a decrease of 22% versus a year ago.

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.

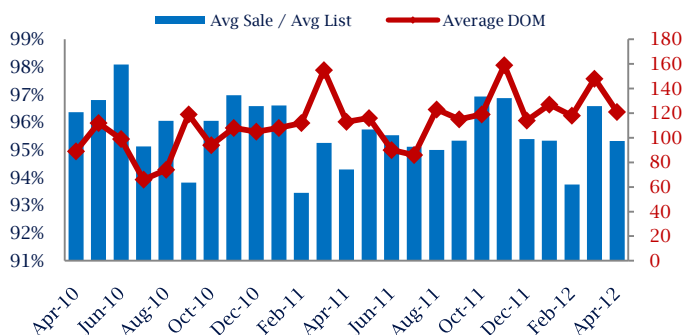
New Listings & Current Contracts

This month there were 121 homes newly listed for sale in Westminster and Taneytown compared to 117 in April 2011, an increase of 3%. There were 65 current contracts pending sale this April compared to 46 a year ago. The number of current contracts is 41% 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 Westminster and Taneytown was 95.3% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 121, higher than the average last year, which was 113, an increase of 7%.

Westminster and Taneytown are defined as properties listed in zip code/s 21157, 21158 and 21787.

*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.

