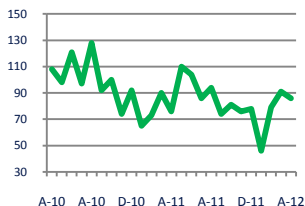




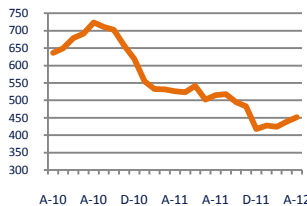
## Focus On: Frederick County Housing Market

April 2012

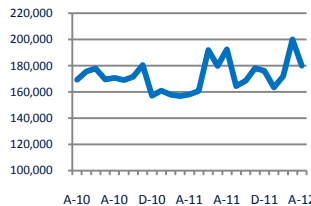
**Units Sold**  
86



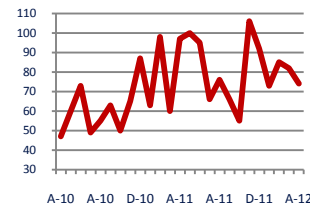
**Active Inventory**  
452



**Median Sale Price**  
\$179,950



**Days On Market**  
74



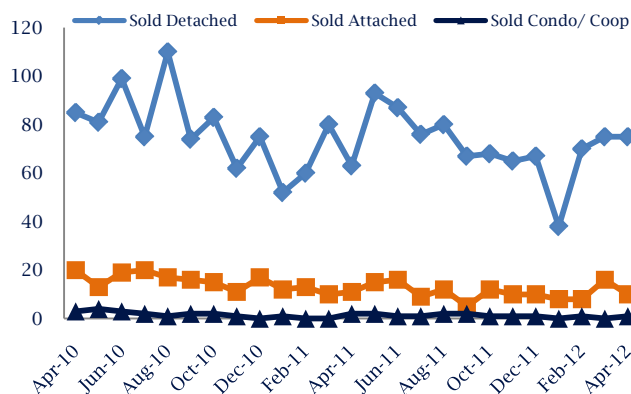
**Up 13%**  
Vs. Year Ago

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

**Up 14%**  
Vs. Year Ago

**Down -24%**  
Vs. Year Ago

### Units Sold\*



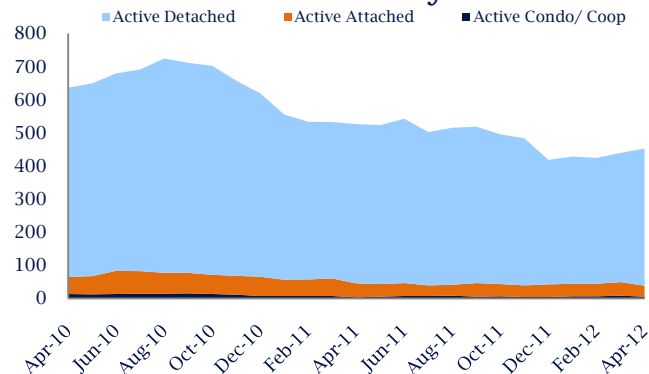
### Units Sold

There was a decrease in total units sold in April, with 86 sold this month in Frederick County versus 91 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 13% versus April 2011.

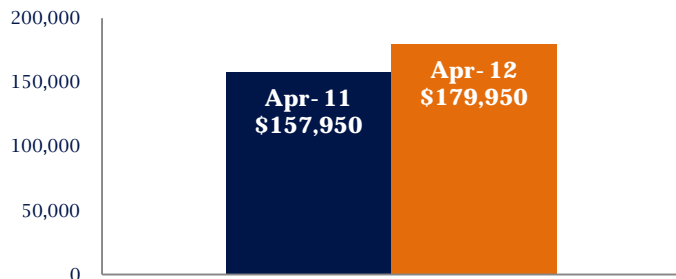
### Active Inventory

Versus last year, the total number of homes available this month is lower by 74 units or 14%. The total number of active inventory this April was 452 compared to 526 in April 2011. This month's total of 452 is higher than the previous month's total supply of available inventory of 439, an increase of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Frederick County Homes was \$157,950. This April, the median sale price was \$179,950, an increase of 14% or \$22,000 compared to last year. The current median sold price is 10% 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.

\*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.



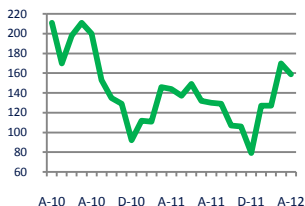


## Focus On: Frederick County Housing Market

### April 2012

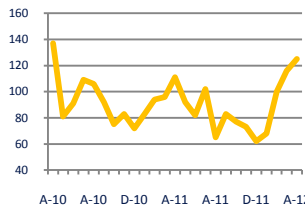
### New Listings

159



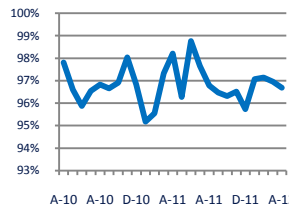
### Current Contracts

125



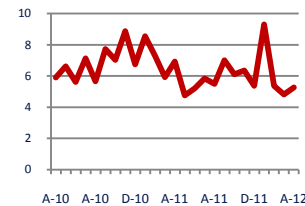
### Sold Vs. List Price

96.7%



### Months of Supply

5.3



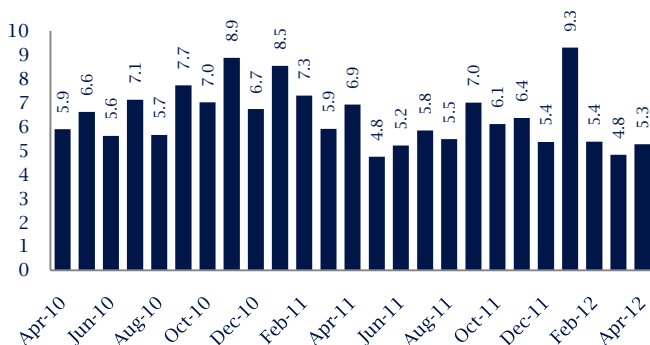
**Up 10%**  
Vs. Year Ago

**Up 13%**  
Vs. Year Ago

**Down -1.6%**  
Vs. Year Ago

**Down -24%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

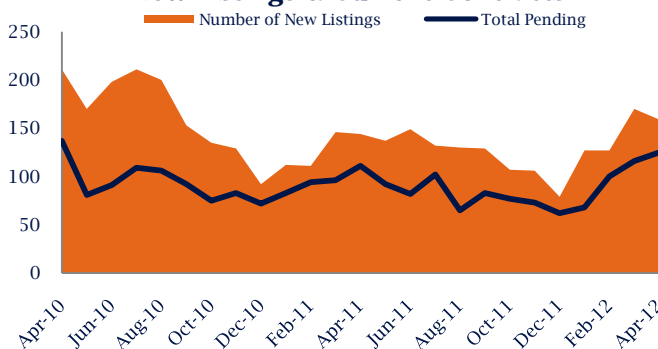
In April, there was 5.3 months of supply available in Frederick County, compared to 6.9 in April 2011. That is a decrease of 24% versus a year ago.

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.

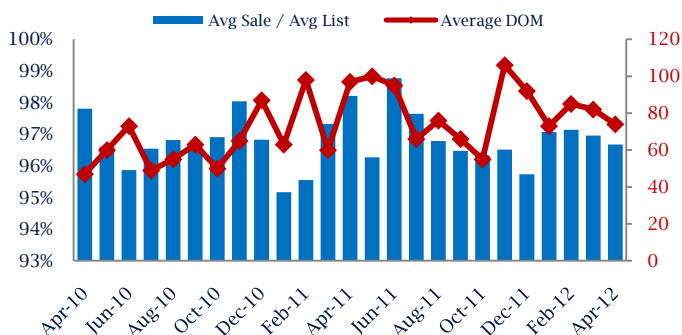
### New Listings & Current Contracts

This month there were 159 homes newly listed for sale in Frederick County compared to 144 in April 2011, an increase of 10%. There were 125 current contracts pending sale this April compared to 111 a year ago. The number of current contracts is 13% 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 Frederick County was 96.7% of the average list price, which is 1.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 74, lower than the average last year, which was 97, a decrease of 24%.

\*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.

