

County: Anne Arundel



Price Range: All | Properties: Single Family - Condo - TwnHm

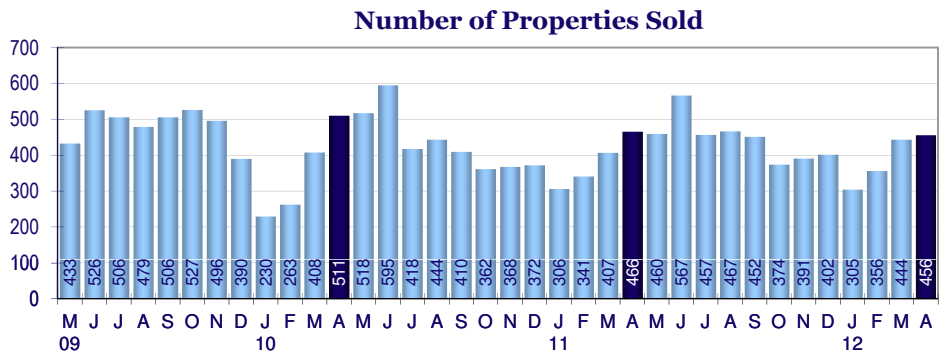
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$387,245	↑		↑				
Average List Price of all Current Listings	\$541,687	↑		↑				
April Median Sales Price	\$299,950	↑	↑	↑	↑	\$278,000	↔	↔
April Average Sales Price	\$364,522	↑	↑	↑	↑	\$339,250	↓	↓
Total Properties Currently for Sale (Inventory)	2,690	↔		↓				
April Number of Properties Sold	456	↑		↓		1,561	↑	
April Average Days on Market (Solds)	107	↓	↓	↔	↑	112	↑	↑
April Month's Supply of Inventory	5.9	↓	↓	↓	↓	7.1	↓	↓
April Sale Price vs List Price Ratio	96.5%	↑	↑	↓	↑	95.7%	↑	↔

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2011) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

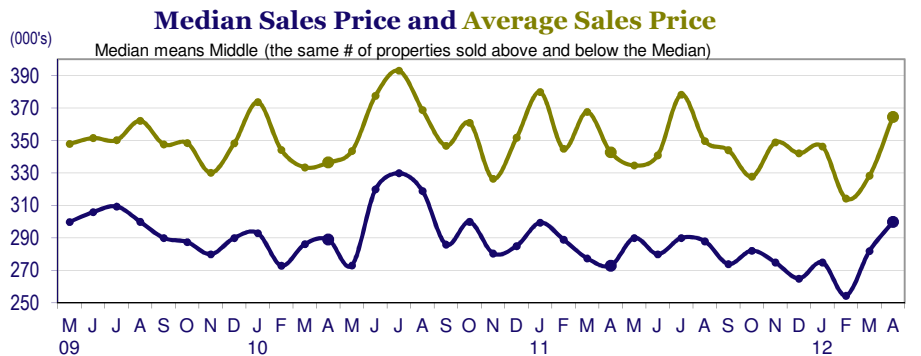
Property Sales

April Property sales were 456, down 2.1% from 466 in April of 2011 and 2.7% higher than the 444 sales last month. April 2012 sales were at their lowest level compared to April of 2011 and 2010. April YTD sales of 1,561 are running 2.7% ahead of last year's year-to-date sales of 1,520.



Prices

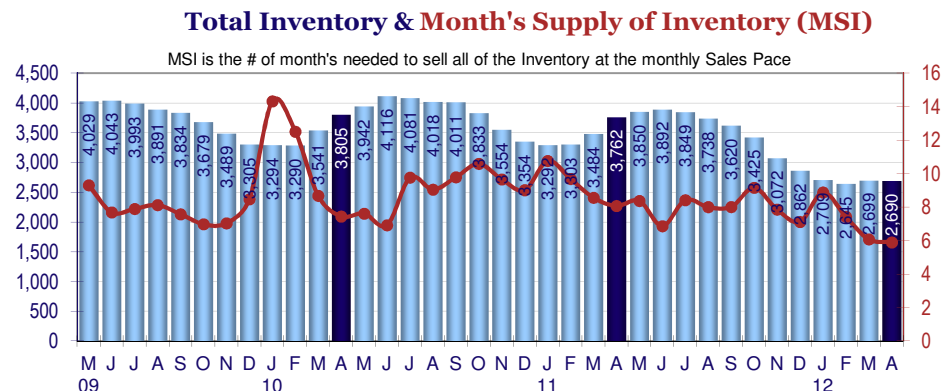
The Median Sales Price in April was \$299,950, up 9.9% from \$273,000 in April of 2011 and up 6.4% from \$282,000 last month. The Average Sales Price in April was \$364,522, up 6.4% from \$342,725 in April of 2011 and up 11.0% from \$328,377 last month. April 2012 ASP was at the highest level compared to April of 2011 and 2010.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 2,690, down 0.3% from 2,699 last month and down 28.5% from 3,762 in April of last year. April 2012 Inventory was at its lowest level compared with April of 2011 and 2010.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2012 MSI of 5.9 months was at its lowest level compared with April of 2011 and 2010.



County: *Anne Arundel*

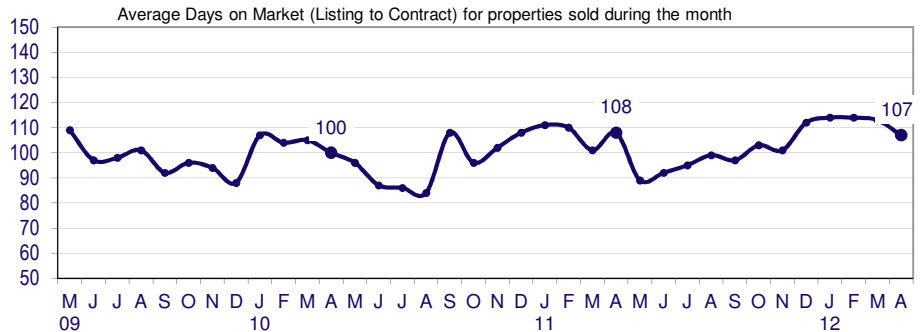


Price Range: All | Properties: Single Family - Condo - TwnHm

Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for April was 107, down 5.3% from 113 days last month and down 0.9% from 108 days in April of last year. The April 2012 DOM was at a mid level compared with April of 2011 and 2010.

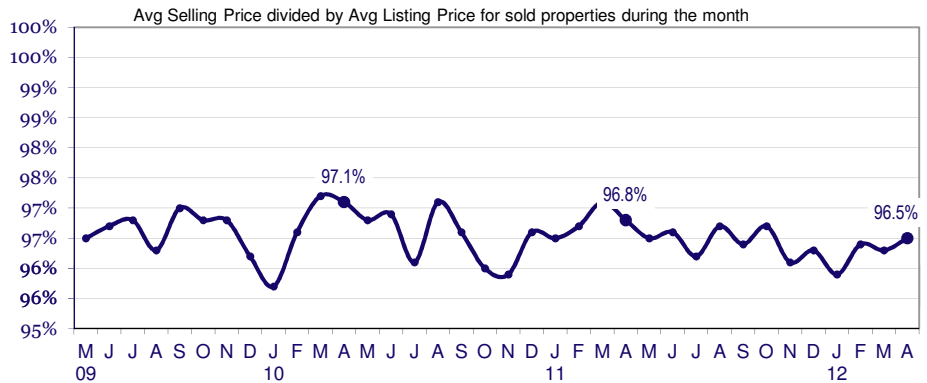
Days On Market for Sold Properties



Selling Price vs Original Listing Price

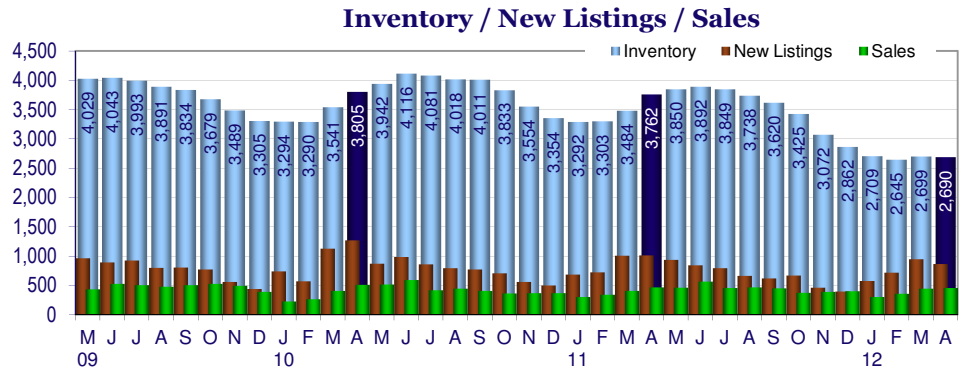
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The April 2012 Selling Price vs Original List Price of 96.5% was up from 96.3% last month and down from 96.8% in April of last year.

Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in April 2012 was 865, down 8.9% from 949 last month and down 14.9% from 1,016 in April of last year.



Copyright © | Price Range: All | Property Types: Single Family - Condo - TwnHm

Data is provided courtesy of Metropolitan Regional Information Services Incorporated, The Coastal Association of Realtors MLS and Sussex County of Realtors MLS and may not reflect all relevant real estate activity. does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.