

County: Calvert



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

Market Profile & Trends Overview

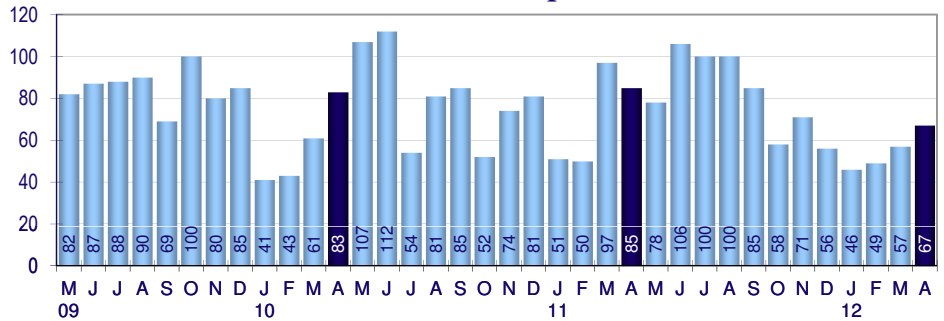
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$335,000	↑		↑				
Average List Price of all Current Listings	\$390,118	↑		↑				
April Median Sales Price	\$269,000	↓	↑	↑	↓	\$260,000	↓	↓
April Average Sales Price	\$289,752	↓	↑	↑	↓	\$284,206	↓	↓
Total Properties Currently for Sale (Inventory)	665	↑		↓				
April Number of Properties Sold	67	↑		↓		219	↓	
April Average Days on Market (Solds)	119	↑	↑	↑	↑	111	↔	↑
April Month's Supply of Inventory	9.9	↓	↓	↓	↓	11.7	↓	↑
April Sale Price vs List Price Ratio	96.7%	↓	↓	↓	↔	97.5%	↑	↑

* 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 67, down 21.2% from 85 in April of 2011 and 17.5% higher than the 57 sales last month. April 2012 sales were at their lowest level compared to April of 2011 and 2010. April YTD sales of 219 are running 22.6% behind last year's year-to-date sales of 283.

Number of Properties Sold



Prices

The Median Sales Price in April was \$269,000, up 6.5% from \$252,500 in April of 2011 and down 3.9% from \$279,900 last month. The Average Sales Price in April was \$289,752, up 4.5% from \$277,381 in April of 2011 and down 1.3% from \$293,608 last month. April 2012 ASP was at the highest level compared to April of 2011 and 2010.

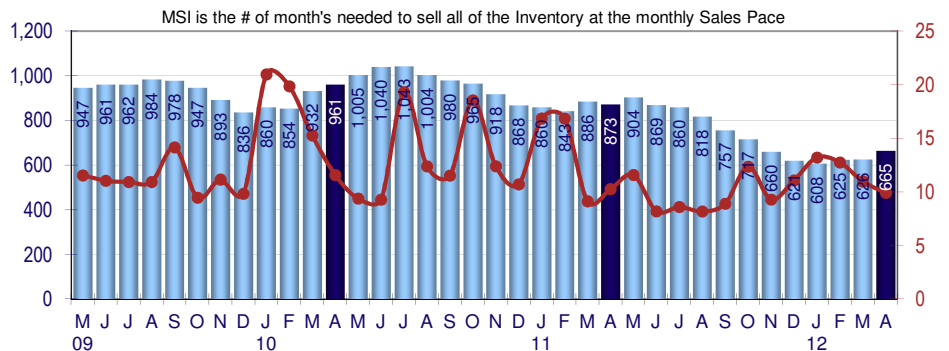
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 665, up 6.2% from 626 last month and down 23.8% from 873 in April of last year. April 2012 Inventory was at its lowest level compared with April of 2011 and 2010.

Total Inventory & Month's Supply of Inventory (MSI)



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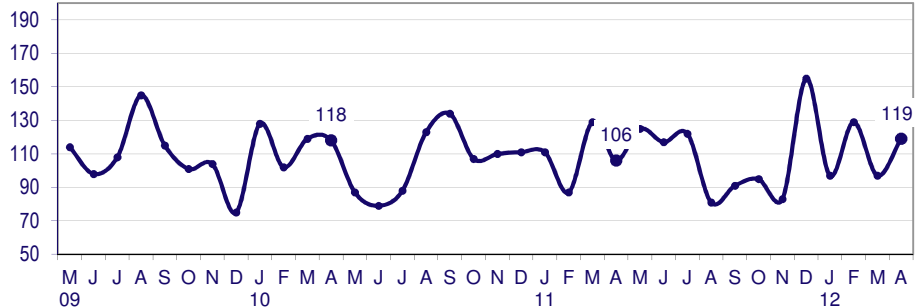
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Market Time

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 119, up 22.7% from 97 days last month and up 12.3% from 106 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

Average Days on Market (Listing to Contract) for properties sold during the month

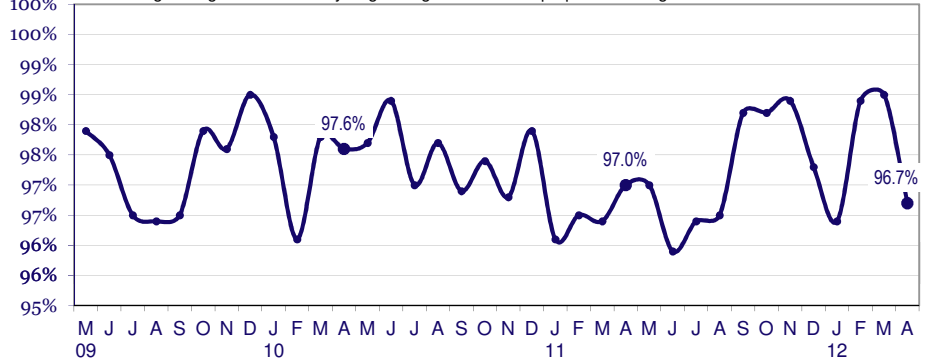


Selling Price vs Original Listing Price

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 96.7% was down from 98.5% last month and down from 97.0% in April of last year.

Selling Price versus Listing Price Ratio

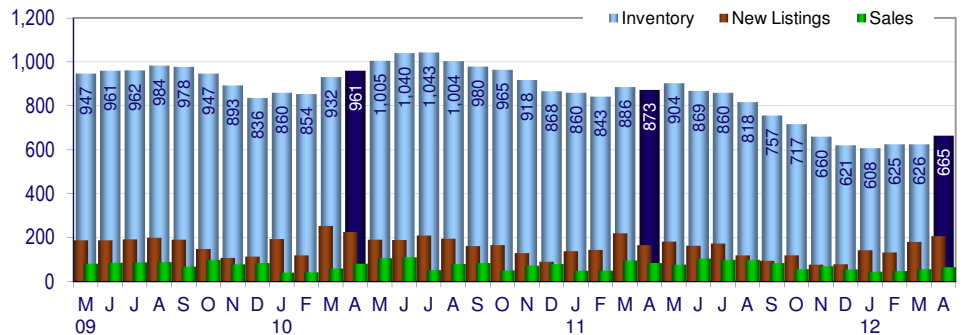
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 208, up 14.3% from 182 last month and up 24.6% from 167 in April of last year.

Inventory / New Listings / Sales



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