



The Long & Foster® Market Minute™



Focus On: Frederick County Housing Market

January 2012

Units Sold

44

Active Inventory

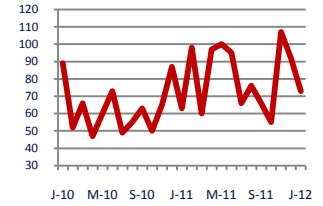
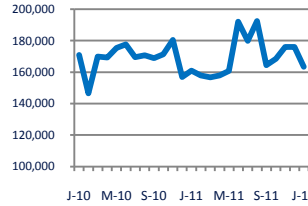
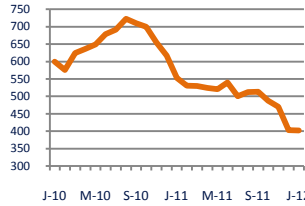
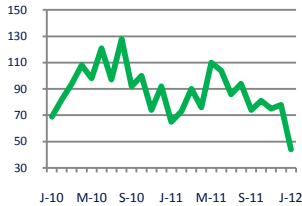
402

Median Sale Price

\$163,500

Days On Market

73



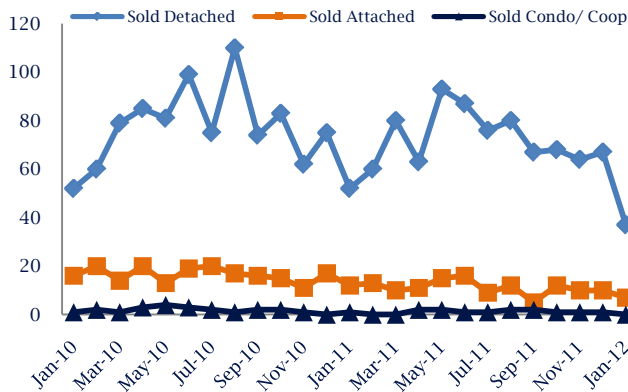
Down
Vs. Year Ago

Down -27%
Vs. Year Ago

Up 2%
Vs. Year Ago

Up 16%
Vs. Year Ago

Units Sold*



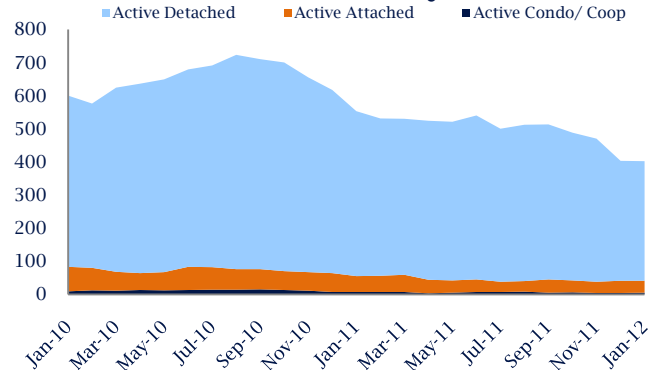
Units Sold

There was a decrease in total units sold in January, with 44 sold this month in Frederick County. This month's total units sold was lower than at this time last year.

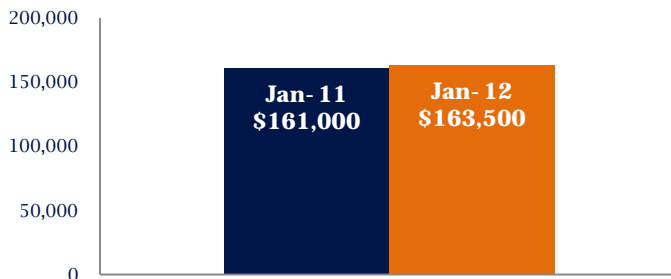
Active Inventory

Versus last year, the total number of homes available this month is lower by 151 units or 27%. The total number of active inventory this January was 402 compared to 553 in January 2011. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Frederick County Homes was \$161,000. This January, the median sale price was \$163,500, an increase of 2% or \$2,500 compared to last year. The current median sold price is 7% lower than in December.

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.





The Long & Foster® Market Minute™

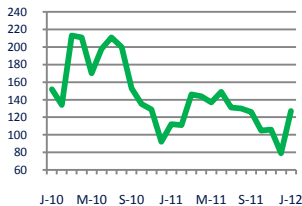


Focus On: Frederick County Housing Market

January 2012

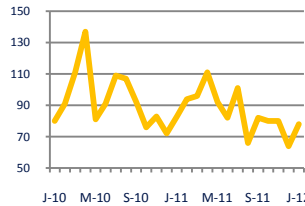
New Listings

127



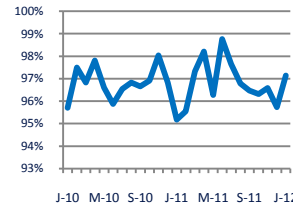
Current Contracts

78



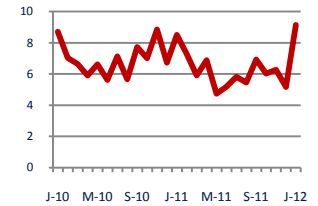
Sold Vs. List Price

97.1%



Months of Supply

9.1



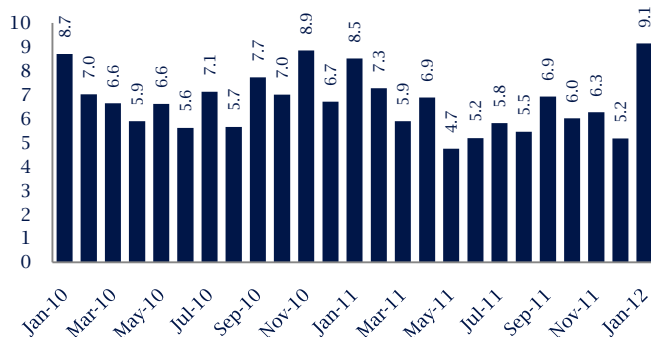
Up 13%
Vs. Year Ago

Down -6%
Vs. Year Ago

Up 2.1%
Vs. Year Ago

Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

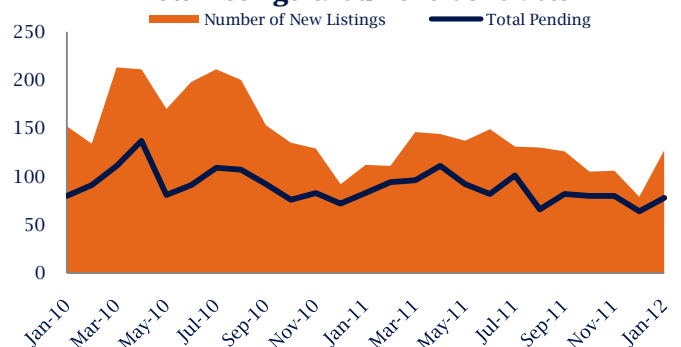
In January, there was 9.1 months of supply available in Frederick County, compared to 8.5 in January 2011. That is an increase of 7% versus a year ago.

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.

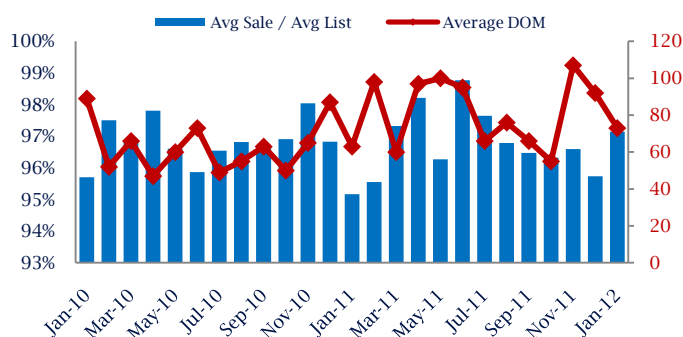
New Listings & Current Contracts

This month there were 127 homes newly listed for sale in Frederick County compared to 112 in January 2011, an increase of 13%. There were 78 current contracts pending sale this January compared to 83 a year ago. The number of current contracts is 6% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Frederick County was 97.1% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 73, higher than the average last year, which was 63, an increase of 16%.

*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.

