



# The Long & Foster® Market Minute™



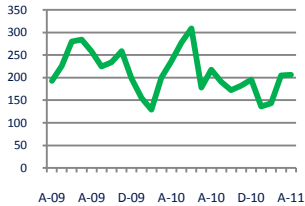
## Focus On: Silver Spring Housing Market

April 2011

Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

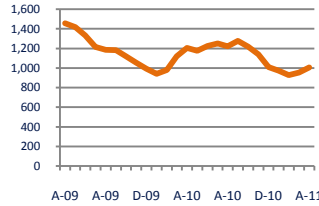
### Units Sold

206



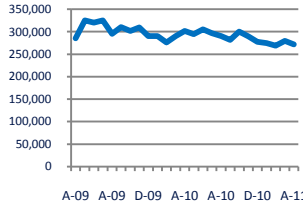
### Active Inventory

1,005



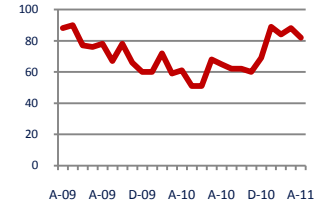
### Median Sale Price

\$271,500



### Days On Market

82



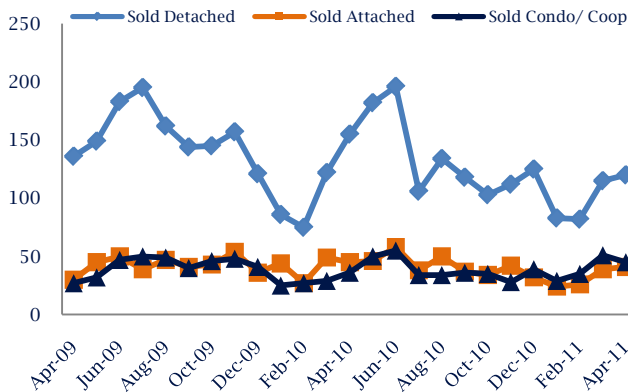
**Down - 13%**  
Vs. Year Ago

**Down - 17%**  
Vs. Year Ago

**Down - 10%**  
Vs. Year Ago

**Up 34%**  
Vs. Year Ago

### Units Sold\*



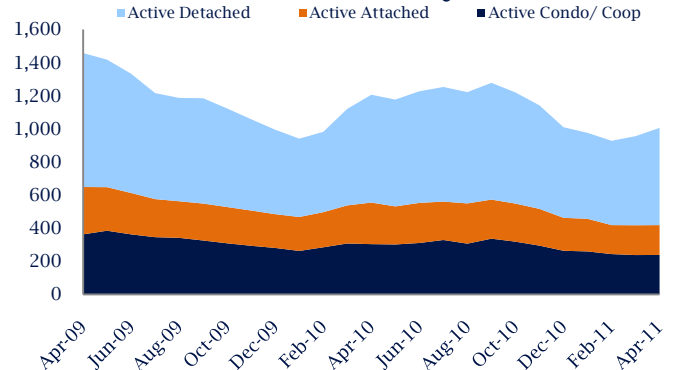
### Units Sold

The number of units sold remained stable in April, with 206 sold this month in Silver Spring. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2010.

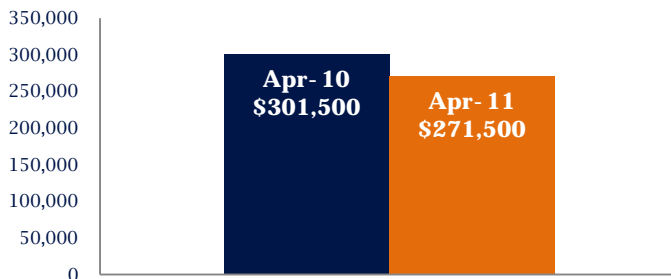
### Active Inventory

Versus last year, the total number of homes available this month is lower by 200 units or 17%. The total number of active inventory this April was 1,005 compared to 1,205 in April 2010. This month's total of 1,005 is higher than the previous month's total supply of available inventory of 955, an increase of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Silver Spring Homes was \$301,500. This April, the median sale price was \$271,500, a decrease of 10% or \$30,000 compared to last year. The current median sold price is 3% 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.

Silver Spring are defined as properties listed in zip code/s 20901, 20902, 20903, 20904, 20905, 20906 and 20910.

\*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.





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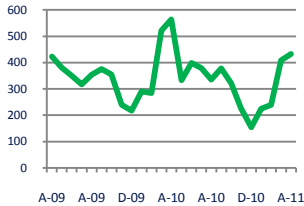
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April 2011

Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

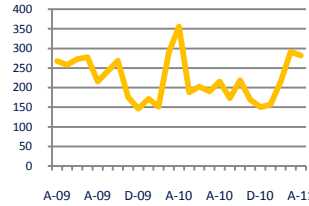
### New Listings

433



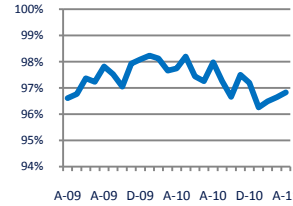
### Current Contracts

282



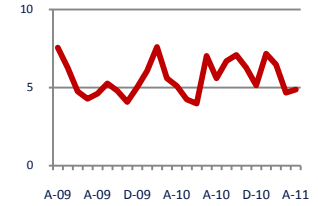
### Sold Vs. List Price

96.8%



### Months of Supply

4.9



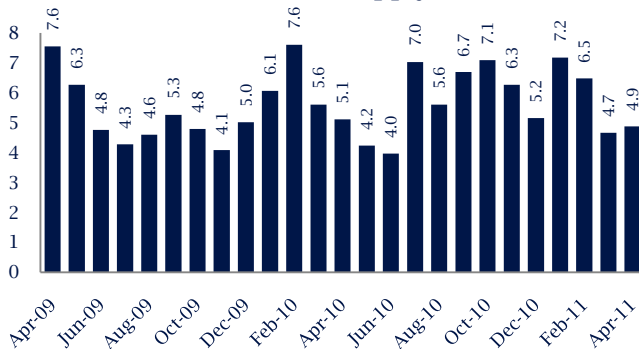
**Down -23%**  
Vs. Year Ago

**Down -21%**  
Vs. Year Ago

**Down -0.9%**  
Vs. Year Ago

**Down -5%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

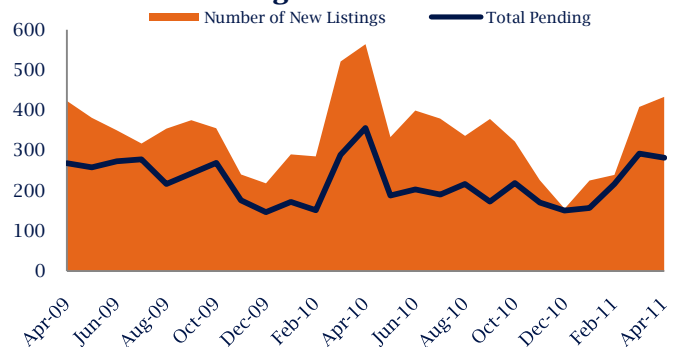
In April, there was 4.9 months of supply available in Silver Spring, compared to 5.1 in April 2010. That is a decrease of 4% versus a year ago.

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.

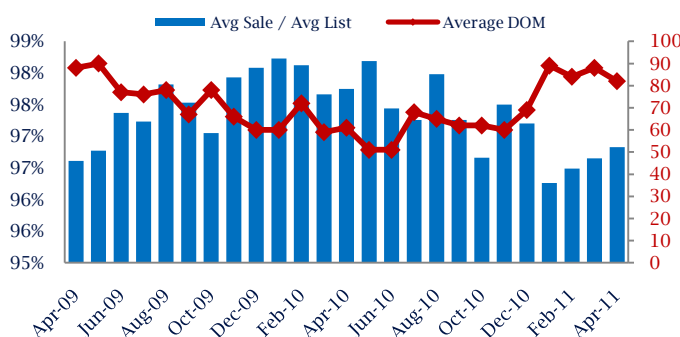
### New Listings & Current Contracts

This month there were 433 homes newly listed for sale in Silver Spring compared to 564 in April 2010, a decrease of 23%. There were 282 current contracts pending sale this April compared to 356 a year ago. The number of current contracts is 21% lower than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Silver Spring was 96.8% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 82, higher than the average last year, which was 61, an increase of 34%.

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