



The Long & Foster[®] Market Minute[™]



Focus On: Silver Spring Housing Market

July 2011

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

Units Sold

199

Active Inventory

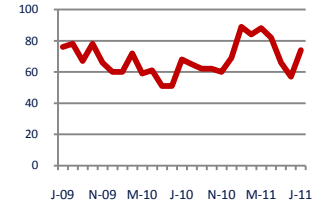
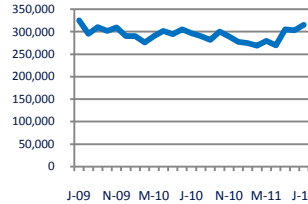
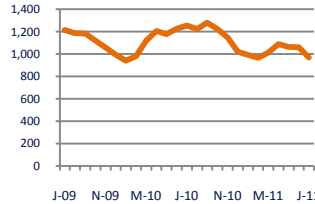
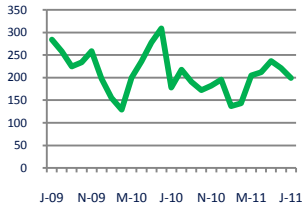
968

Median Sale Price

\$315,000

Days On Market

74



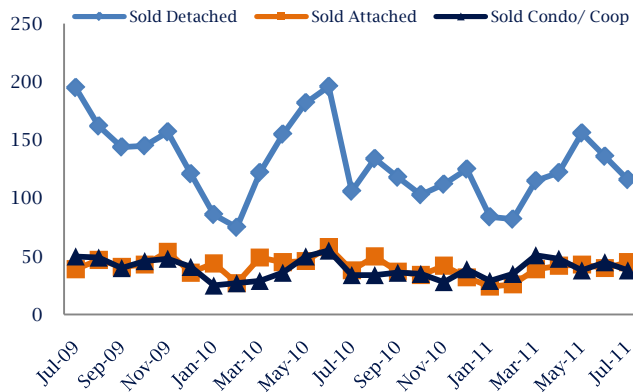
Up 12%
Vs. Year Ago

Down -23%
Vs. Year Ago

Up 6%
Vs. Year Ago

Up 9%
Vs. Year Ago

Units Sold*



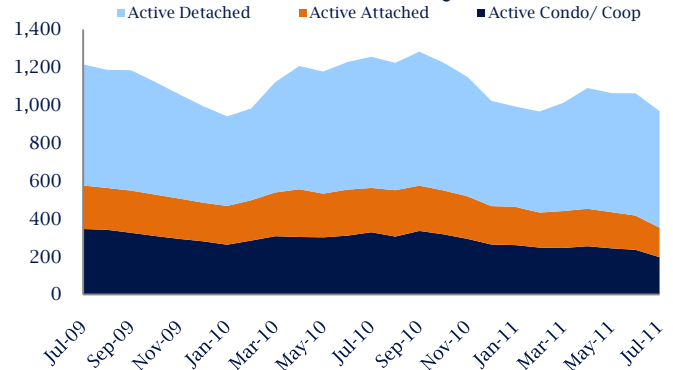
Units Sold

There was a decrease in total units sold in July, with 199 sold this month in Silver Spring versus 221 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 12% versus July 2010.

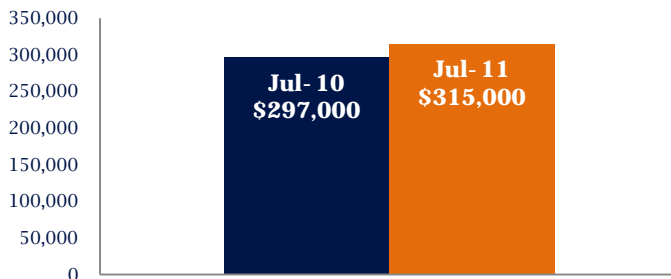
Active Inventory

Versus last year, the total number of homes available this month is lower by 287 units or 23%. The total number of active inventory this July was 968 compared to 1,255 in July 2010. This month's total of 968 is lower than the previous month's total supply of available inventory of 1,062, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Silver Spring Homes was \$297,000. This July, the median sale price was \$315,000, an increase of 6% or \$18,000 compared to last year. The current median sold price is 4% higher than in June.

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.





The Long & Foster® Market Minute™

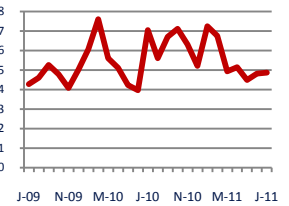
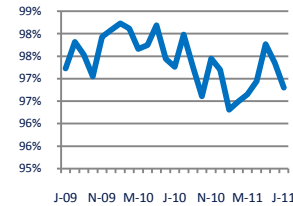
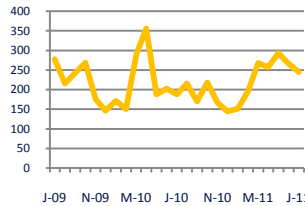
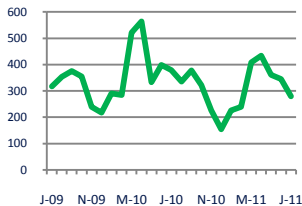


Focus On: Silver Spring Housing Market

July 2011

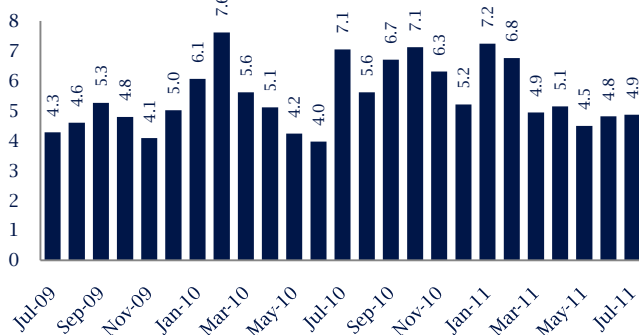
Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

New Listings 280	Current Contracts 245	Sold Vs. List Price 96.8%	Months of Supply 4.9
----------------------------	---------------------------------	-------------------------------------	--------------------------------



Down -26% Vs. Year Ago	Up 30% Vs. Year Ago	No Change Vs. Year Ago	Down -31% Vs. Year Ago
----------------------------------	-------------------------------	----------------------------------	----------------------------------

Months Of Supply



Months of Supply

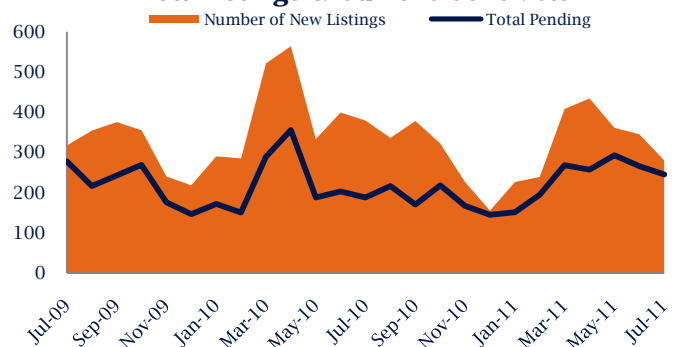
In July, there was 4.9 months of supply available in Silver Spring, compared to 7.1 in July 2010. That is a decrease of 31% versus a year ago.

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 280 homes newly listed for sale in Silver Spring compared to 379 in July 2010, a decrease of 26%. There were 245 current contracts pending sale this July compared to 188 a year ago. The number of current contracts is 30% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Silver Spring was 96.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 74, higher than the average last year, which was 68, an increase of 9%.

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.

