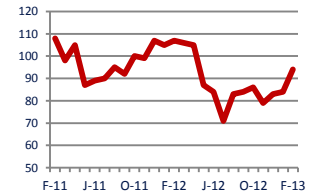
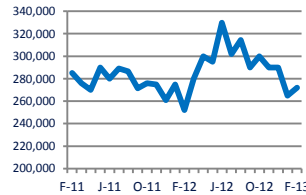
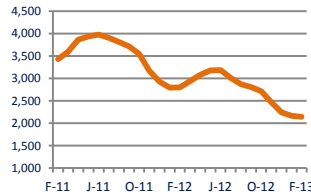
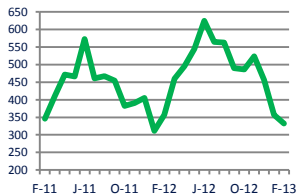




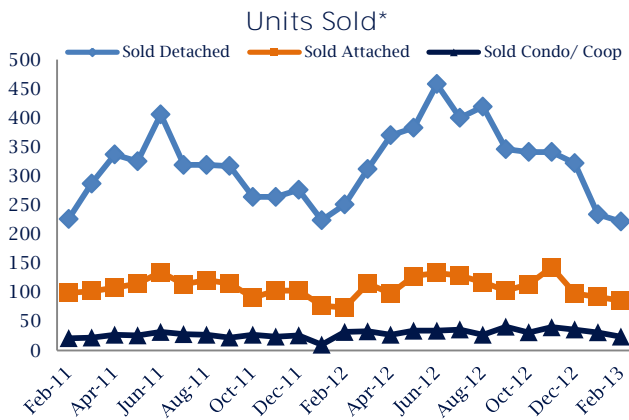
Focus On: Anne Arundel County Housing Market

February 2013

Units Sold 332	Active Inventory 2,148	Median Sale Price \$272,000	Days On Market 94
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Down -7% Vs. Year Ago	Down -23% Vs. Year Ago	Up 8% Vs. Year Ago	Down -12% Vs. Year Ago
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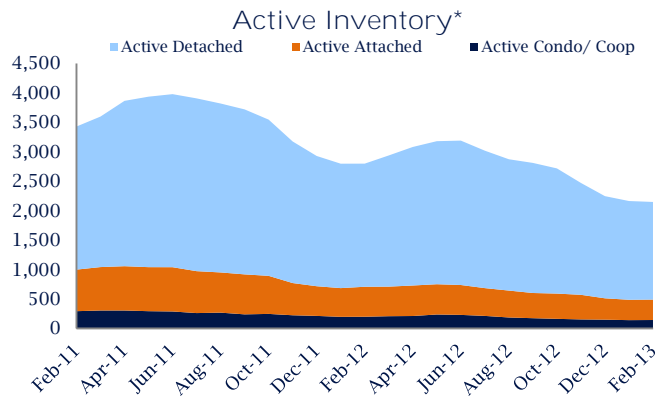


Units Sold

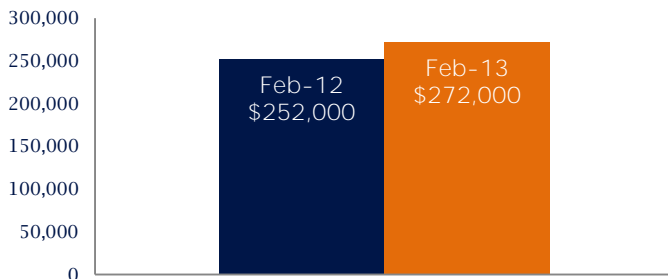
There was a decrease in total units sold in February, with 332 sold this month in Anne Arundel County versus 357 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 7% versus February 2012.

Active Inventory

Versus last year, the total number of homes available this month is lower by 651 units or 23%. The total number of active inventory this February was 2,148 compared to 2,799 in February 2012. This month's total of 2,148 is lower than the previous month's total supply of available inventory of 2,164, a decrease of 1%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Anne Arundel County Homes was \$252,000. This February, the median sale price was \$272,000, an increase of 8% or \$20,000 compared to last year. The current median sold price is 3% higher than in January.

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.





Focus On: Anne Arundel County Housing Market

February 2013

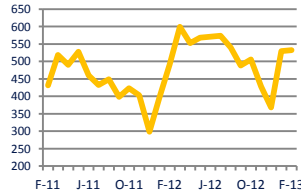
New Listings

724



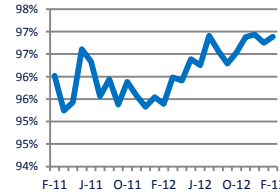
Current Contracts

532



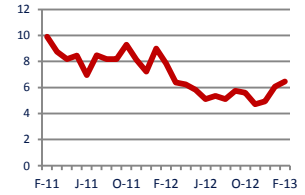
Sold Vs. List Price

96.9%



Months of Supply

6.5



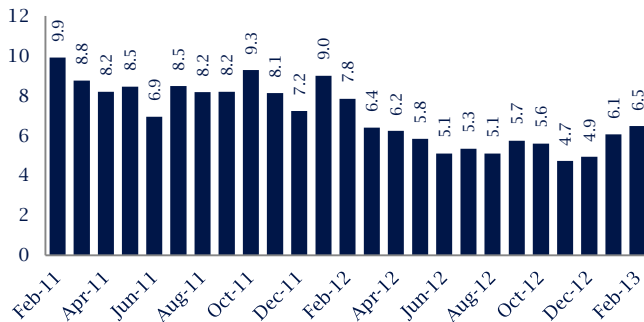
Down -2%
Vs. Year Ago

Up 8%
Vs. Year Ago

Up 1.6%
Vs. Year Ago

Down -17%
Vs. Year Ago

Months Of Supply



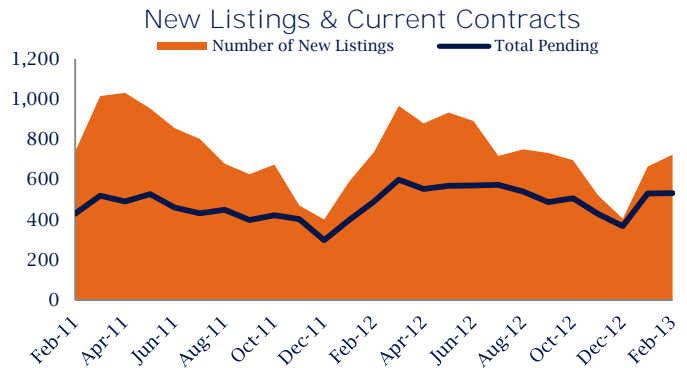
Months of Supply

In February, there was 6.5 months of supply available in Anne Arundel County, compared to 7.8 in February 2012. That is a decrease of 17% versus a year ago.

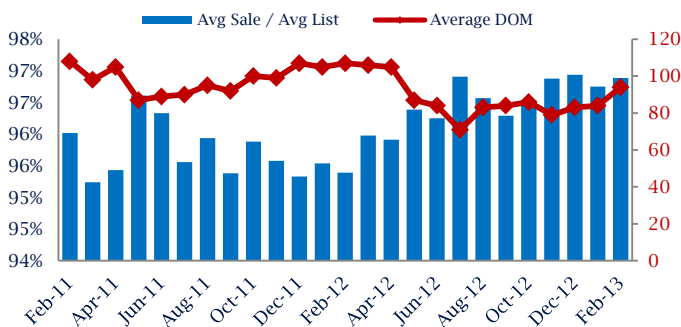
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 724 homes newly listed for sale in Anne Arundel County compared to 736 in February 2012, a decrease of 2%. There were 532 current contracts pending sale this February compared to 491 a year ago. The number of current contracts remained stable as compared to last February.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Anne Arundel County was 96.9% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 94, lower than the average last year, which was 107, a decrease of 12%.

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