



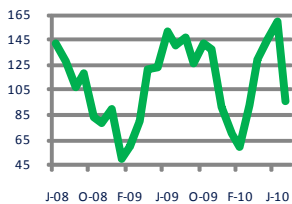
The Long & Foster® Market Minute™



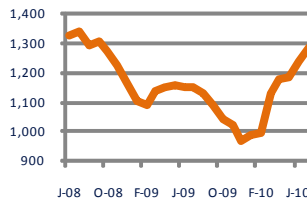
Focus On: Carroll County, Maryland

July, 2010

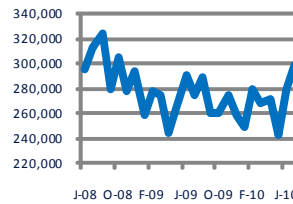
Units Sold
96



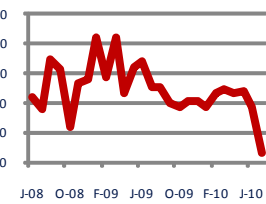
Active Inventory
1,288



Median Sale Price
\$299,000



Days On Market
56



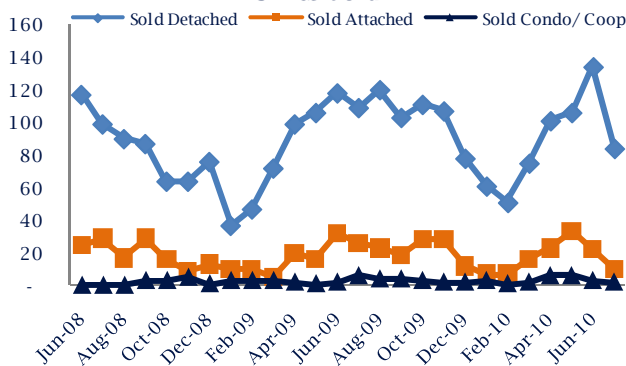
Down - 32%
Vs. Year Ago

Up 12%
Vs. Year Ago

Up 9%
Vs. Year Ago

Down - 45%
Vs. Year Ago

Units Sold*



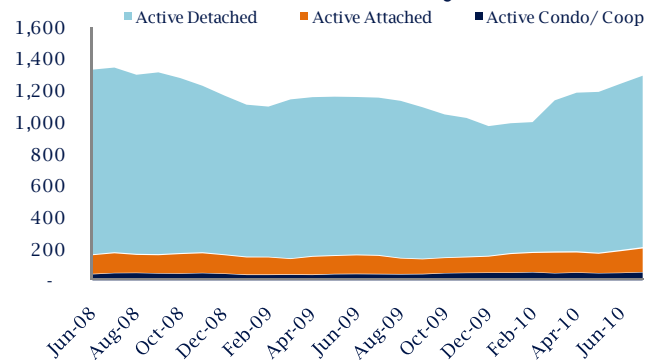
Units Sold

There was a decrease in total units sold in July, with 96 sold this month in Carroll County versus 159 last month, a decrease of 40%. This month's total units sold was lower than at this time last year, a decrease of 32% versus July, 2009. The current month's total is lower than the twelve month average of 116.

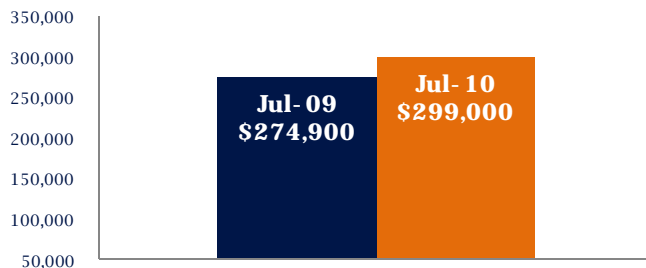
Active Inventory

Versus last year, the total number of homes available this month is higher by 139 units or 12%. The total number of active inventory this July was 1,288 compared to 1,149 in July, 2009. This month's total of 1,288 is higher than the previous month's total supply of available inventory of 1,237, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price in Carroll County was \$274,900. This July, the median sale price was \$299,000, an increase of 9% or \$24,100 compared to last year. The current median sold price is 7% 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.

*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."





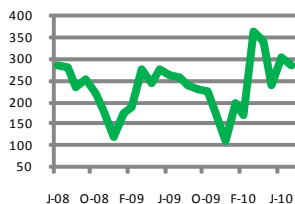
The Long & Foster[®] Market Minute[™]



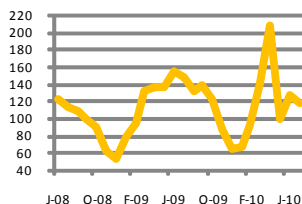
Focus On: Carroll County, Maryland

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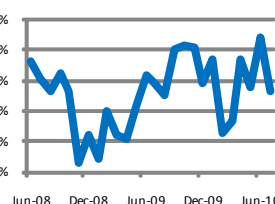
New Listings
288



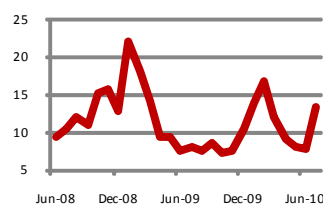
Pending Contracts
119



Sold Vs. List Price
96.3%



Months of Supply
13.4



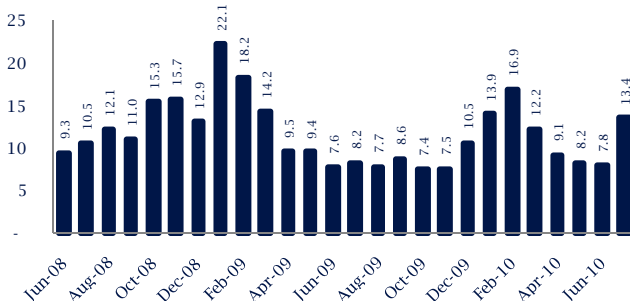
Up 12%
Vs. Year Ago

Down -20%
Vs. Year Ago

Down -0.1%
Vs. Year Ago

Up 65%
Vs. Year Ago

Months Of Supply



Months Of Supply

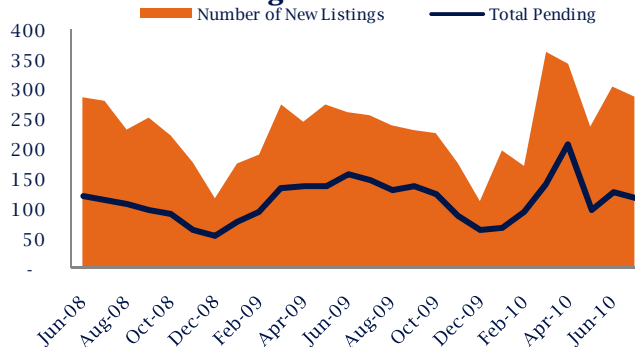
In July, there was 13.4 months of supply available in Carroll County, compared to 8.2 in July, 2009. That is an increase of 65% versus a year ago.

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 288 homes newly listed for sale in Carroll County compared to 257 in July, 2009, an increase of 12%. There were 119 current contracts pending sale this July compared to 149 a year ago. The number of current contracts is 6% lower 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 Carroll County was 96.3% percent of the average list price, which is 0.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 101, a decrease of 45%.

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