



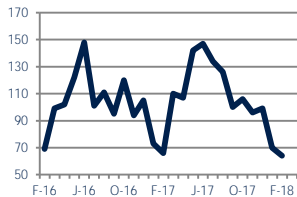
Focus On: Annapolis Housing Market

February 2018

Zip Code(s): 21401, 21403, 21402 and 21405

Units Sold

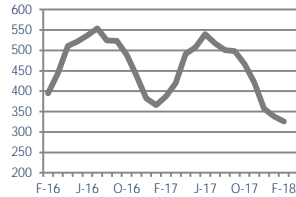
64



Down -3%
Vs. Year Ago

Active Inventory

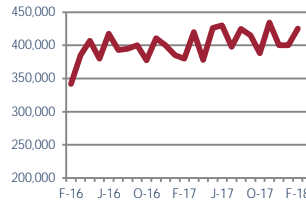
326



Down -16%
Vs. Year Ago

Median Sale Price

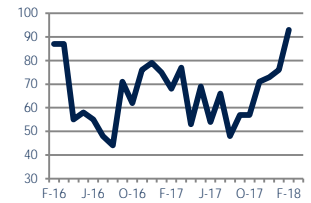
\$425,500



Up 12%
Vs. Year Ago

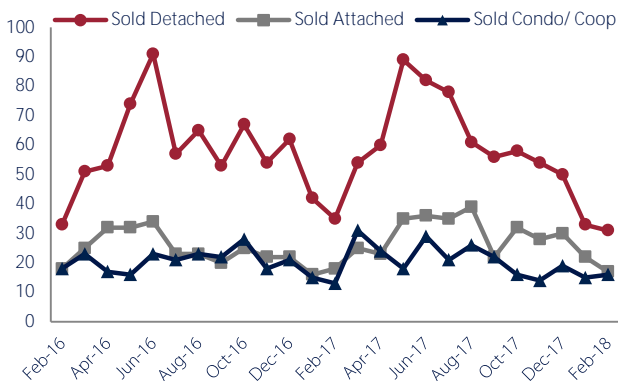
Days On Market

93



Up 37%
Vs. Year Ago

Units Sold*



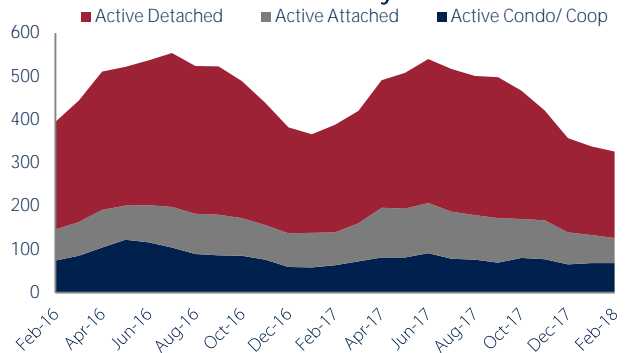
Units Sold

There was a decrease in total units sold in February, with 64 sold this month in Annapolis versus 70 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 3% versus February 2017.

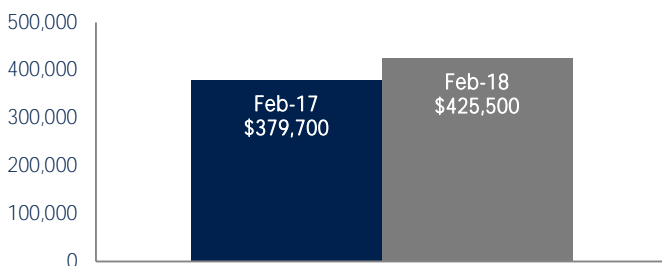
Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 16%. The total number of active inventory this February was 326 compared to 388 in February 2017. This month's total of 326 is lower than the previous month's total supply of available inventory of 338, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Annapolis Homes was \$379,700. This February, the median sale price was \$425,500, an increase of 12% or \$45,800 compared to last year. The current median sold price is 6% 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.

Annapolis are defined as properties listed in zip code/s 21401, 21403, 21402 and 21405.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



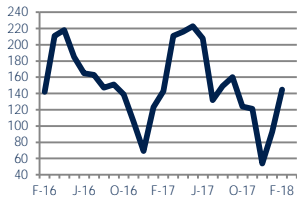
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February 2018

Zip Code(s): 21401, 21403, 21402 and 21405

New Listings

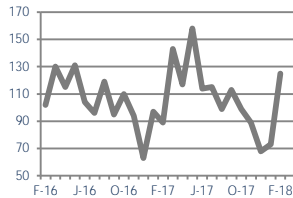
145



Up 1%
Vs. Year Ago

Current Contracts

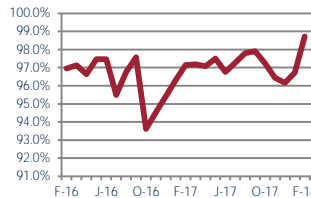
125



Up 40%
Vs. Year Ago

Sold Vs. List Price

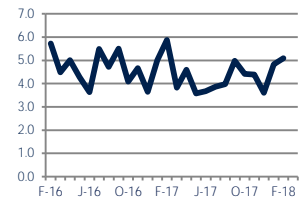
98.7%



Up 1.6%
Vs. Year Ago

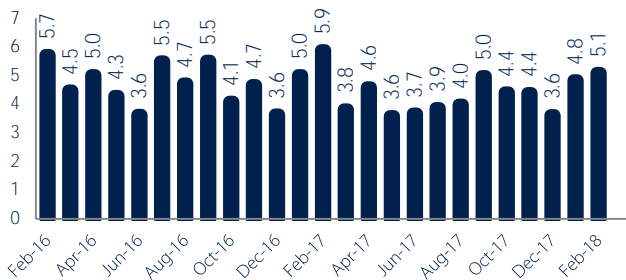
Months of Supply

5.1



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

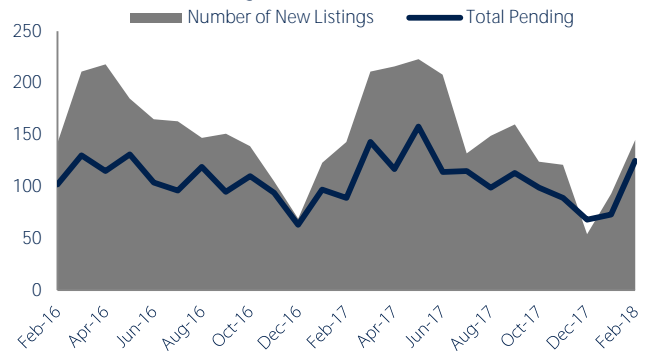
In February, there was 5.1 months of supply available in Annapolis, compared to 5.9 in February 2017. That is a decrease of 13% versus a year ago.

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.

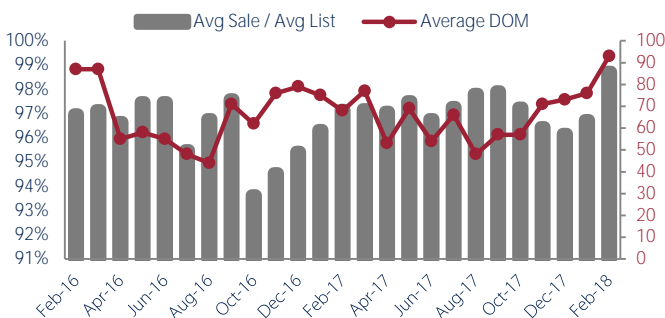
New Listings & Current Contracts

This month there were 145 homes newly listed for sale in Annapolis compared to 143 in February 2017, an increase of 1%. There were 125 current contracts pending sale this February compared to 89 a year ago. The number of current contracts is 40% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Annapolis was 98.7% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 93, higher than the average last year, which was 68, an increase of 37%.



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