

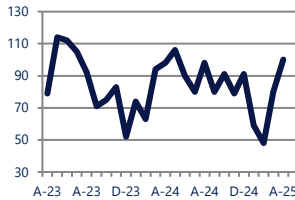
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ANNAPOLIS HOUSING MARKET**

APRIL 2025

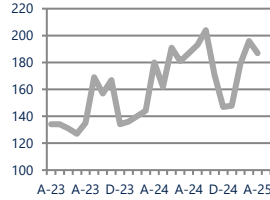
Zip Code(s): 21401, 21403, 21402 and 21405

Units Sold
100



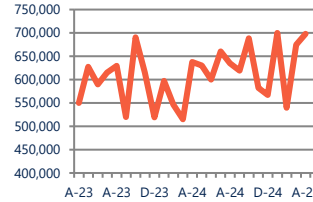
Up 2%
Vs. Year Ago

Active Inventory
187



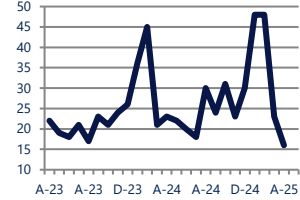
Up 4%
Vs. Year Ago

Median Sale Price
\$698,000



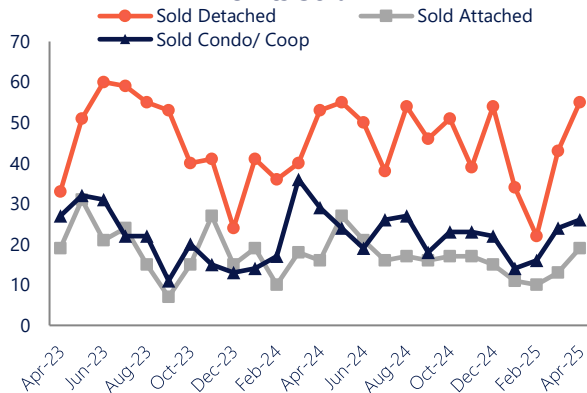
Up 9%
Vs. Year Ago

Days On Market
16



Down -30%
Vs. Year Ago

Units Sold*



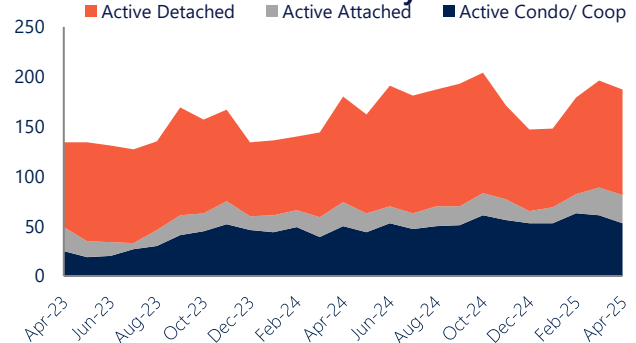
Units Sold

There was an increase in total units sold in April, with 100 sold this month in Annapolis versus 80 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 2% versus April 2024.

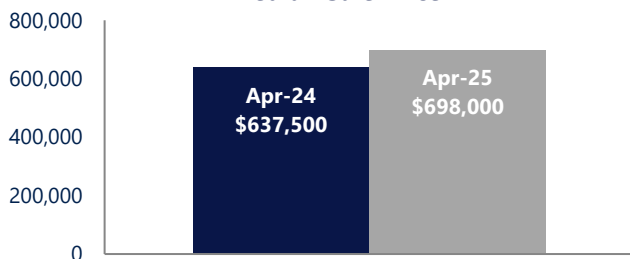
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 4%. The total number of active inventory this April was 187 compared to 180 in April 2024. This month's total of 187 is lower than the previous month's total supply of available inventory of 196, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Annapolis Homes was \$637,500. This April, the median sale price was \$698,000, an increase of 9% or \$60,500 compared to last year. The current median sold price is 3% higher 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.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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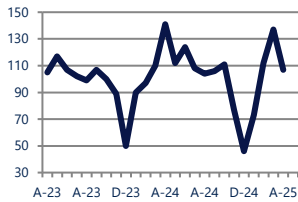
FOCUS ON: **ANNAPOLIS HOUSING MARKET**

APRIL 2025

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

New Listings

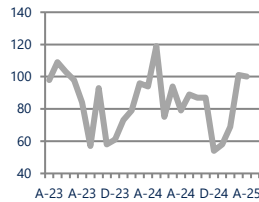
107



Down -24%
Vs. Year Ago

Current Contracts

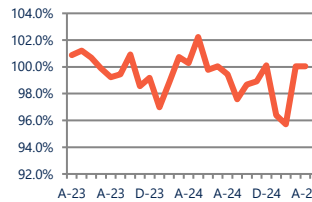
100



Up 6%
Vs. Year Ago

Sold Vs. List Price

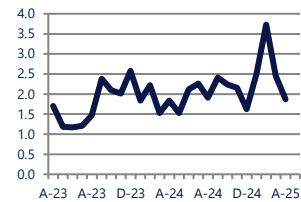
100.1%



No Change
Vs. Year Ago

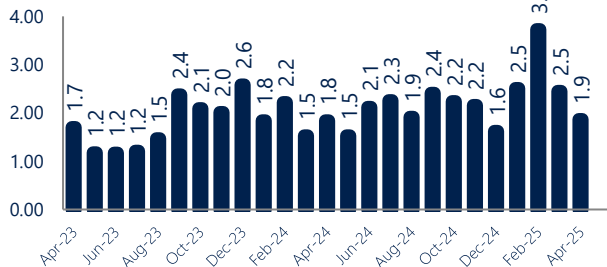
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

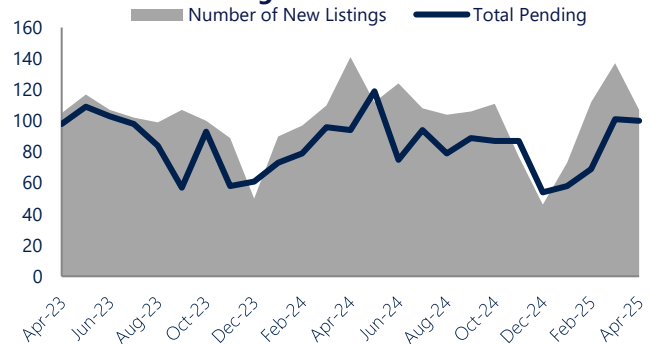
In April, there was 1.9 months of supply available in Annapolis. The amount of supply is similar compared to a year ago.

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.

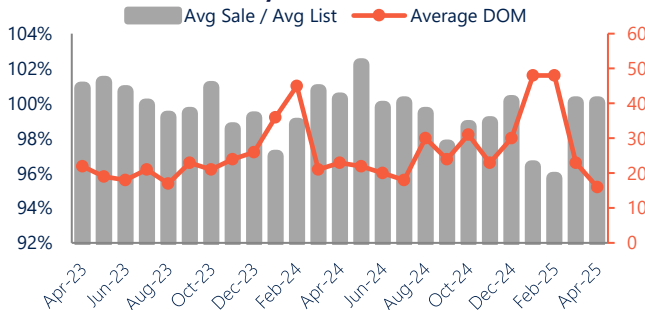
New Listings & Current Contracts

This month there were 107 homes newly listed for sale in Annapolis compared to 141 in April 2024, a decrease of 24%. There were 100 current contracts pending sale this April compared to 94 a year ago. The number of current contracts is 6% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Annapolis was 100.1% 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 16, lower than the average last year, which was 23, a decrease of 30%.

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