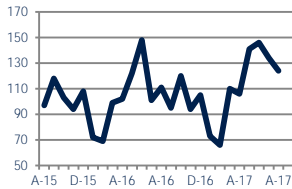


Focus On: Annapolis Housing Market

August 2017

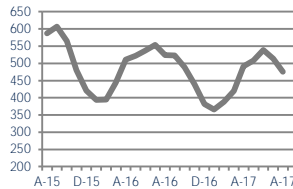
Zip Code(s): 21401, 21403, 21402 and 21405

Units Sold
124



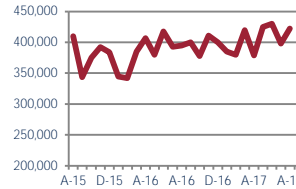
Up 12%
Vs. Year Ago

Active Inventory
476



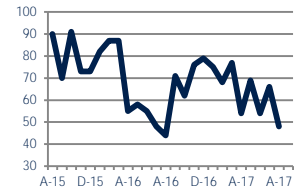
Down -9%
Vs. Year Ago

Median Sale Price
\$422,500



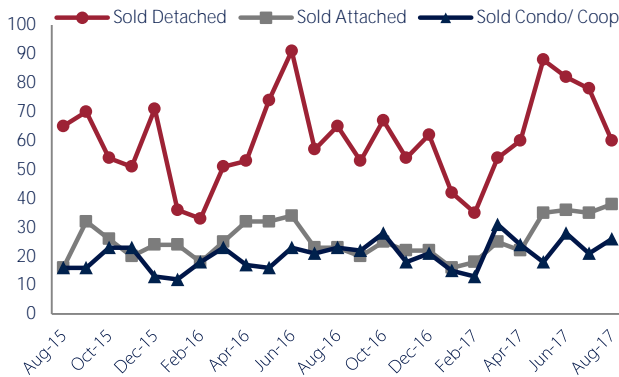
Up 7%
Vs. Year Ago

Days On Market
48



Up 9%
Vs. Year Ago

Units Sold*



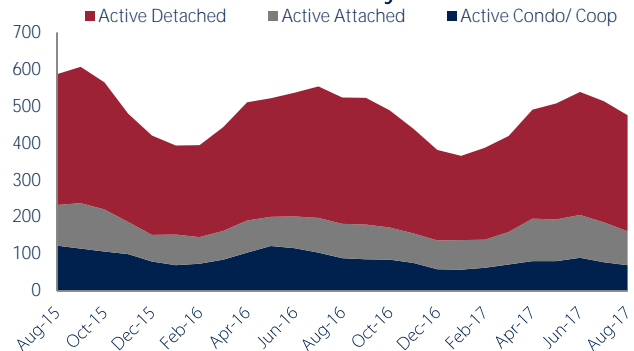
Units Sold

There was a decrease in total units sold in August, with 124 sold this month in Annapolis versus 134 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 12% versus August 2016.

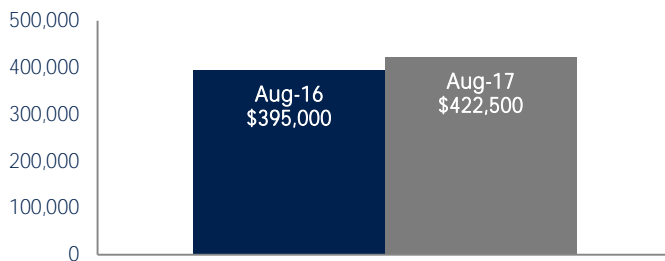
Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 9%. The total number of active inventory this August was 476 compared to 524 in August 2016. This month's total of 476 is lower than the previous month's total supply of available inventory of 514, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Annapolis Homes was \$395,000. This August, the median sale price was \$422,500, an increase of 7% or \$27,500 compared to last year. The current median sold price is 6% higher than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



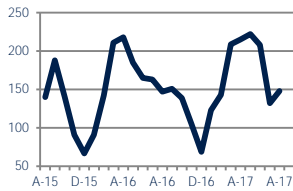
Focus On: Annapolis Housing Market

August 2017

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

New Listings

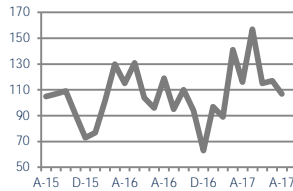
148



Up 1%
Vs. Year Ago

Current Contracts

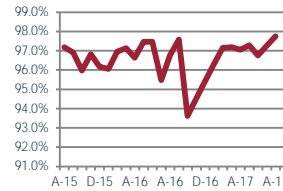
107



Down -10%
Vs. Year Ago

Sold Vs. List Price

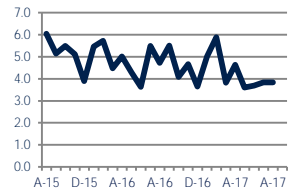
97.8%



Up 1%
Vs. Year Ago

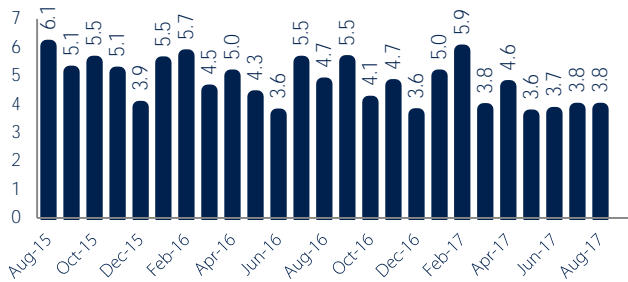
Months of Supply

3.8



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

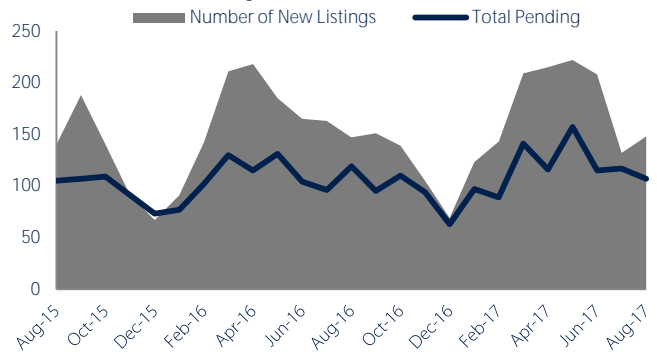
In August, there was 3.8 months of supply available in Annapolis, compared to 4.7 in August 2016. That is a decrease of 19% versus a year ago.

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.

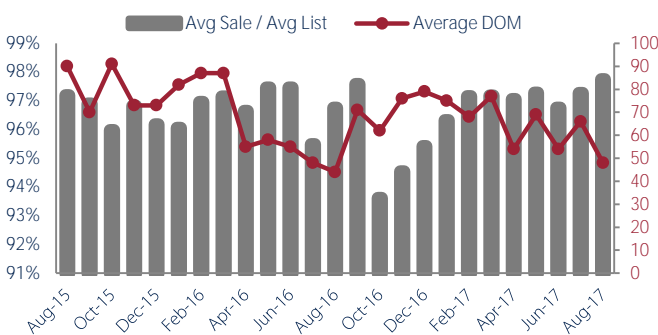
New Listings & Current Contracts

This month there were 148 homes newly listed for sale in Annapolis compared to 147 in August 2016, an increase of 1%. There were 107 current contracts pending sale this August compared to 119 a year ago. The number of current contracts is 10% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Annapolis was 97.8% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 48, higher than the average last year, which was 44, an increase of 9%.