



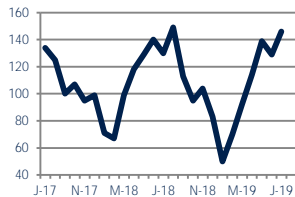
Focus On: Annapolis Housing Market

July 2019

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

Units Sold

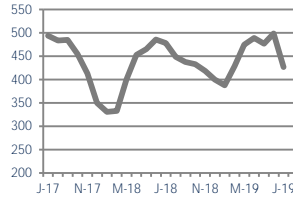
146



Up 12%
Vs. Year Ago

Active Inventory

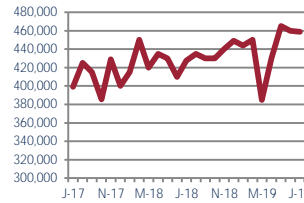
427



Down -11%
Vs. Year Ago

Median Sale Price

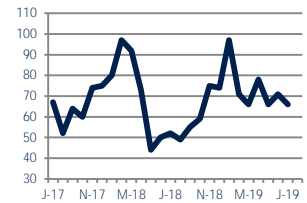
\$458,950



Up 7%
Vs. Year Ago

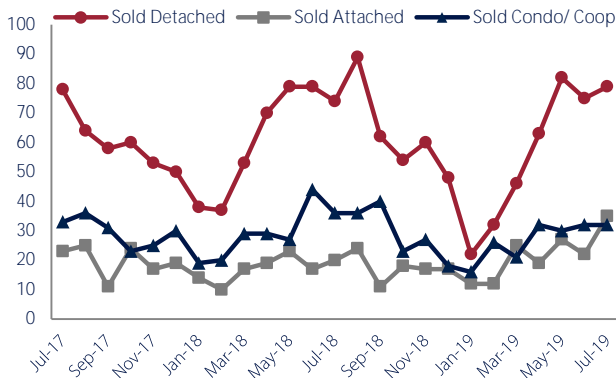
Days On Market

66



Up 27%
Vs. Year Ago

Units Sold*



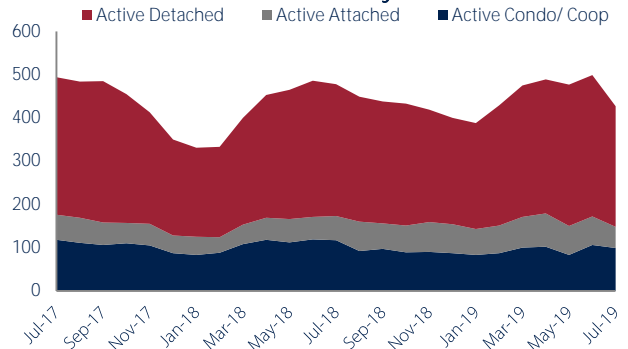
Units Sold

There was an increase in total units sold in July, with 146 sold this month in Annapolis versus 129 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 12% versus July 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 51 units or 11%. The total number of active inventory this July was 427 compared to 478 in July 2018. This month's total of 427 is lower than the previous month's total supply of available inventory of 499, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Annapolis Homes was \$427,500. This July, the median sale price was \$458,950, an increase of 7% or \$31,450 compared to last year. The current median sold price is approximately the same as the median price in June.

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.



CHRISTIE'S INTERNATIONAL REAL ESTATE



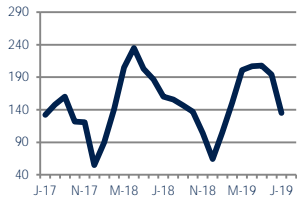
Focus On: Annapolis Housing Market

July 2019

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

New Listings

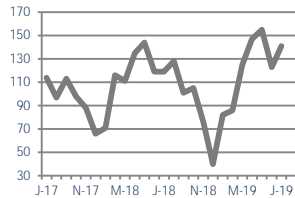
135



Down -16%
Vs. Year Ago

Current Contracts

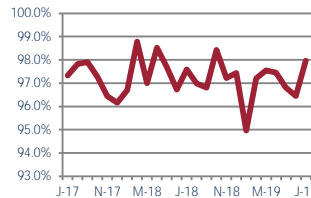
141



Up 18%
Vs. Year Ago

Sold Vs. List Price

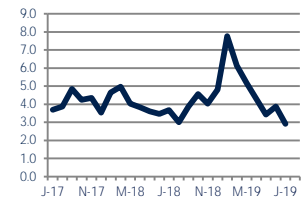
98.0%



No Change
Vs. Year Ago

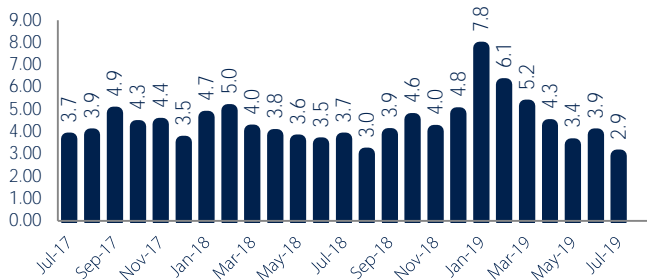
Months of Supply

2.9



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

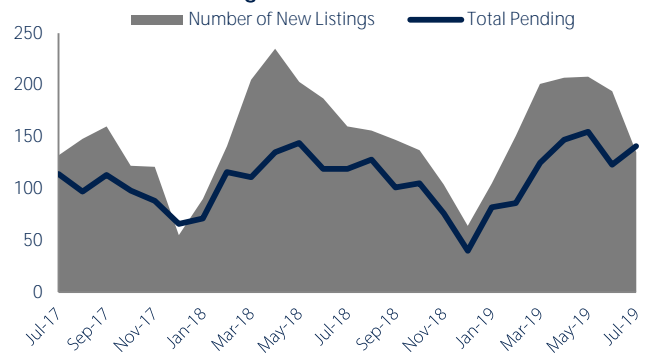
In July, there was 2.9 months of supply available in Annapolis, compared to 3.7 in July 2018. That is a decrease of 20% versus a year ago.

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.

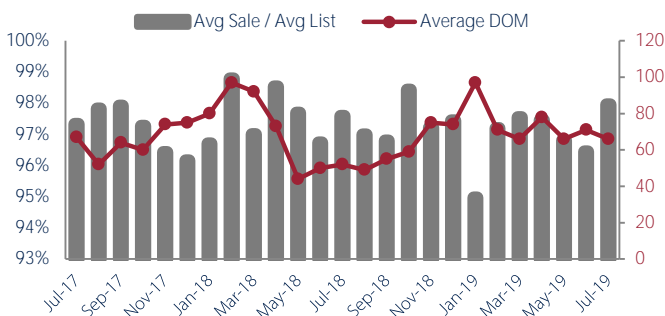
New Listings & Current Contracts

This month there were 135 homes newly listed for sale in Annapolis compared to 160 in July 2018, a decrease of 16%. There were 141 current contracts pending sale this July compared to 119 a year ago. The number of current contracts is 18% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Annapolis was 98.0% 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 66, higher than the average last year, which was 52, an increase of 27%.



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