

THE LONG & FOSTER MARKET MINUTE™

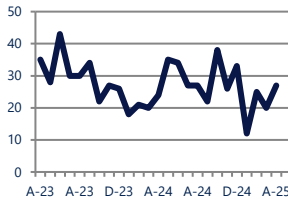
FOCUS ON: **DAVIDSONVILLE, LOTHIAN, AND SOUTHERN ANNE ARUNDEL HOUSING MARKET**

APRIL 2025

Zip Code(s): 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765

Units Sold

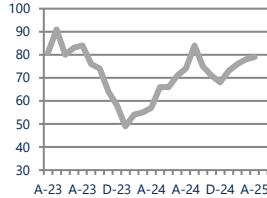
27



Up
Vs. Year Ago

Active Inventory

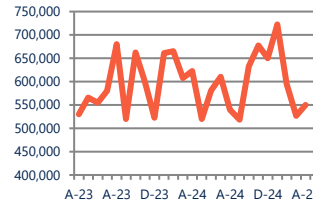
79



Up 39%
Vs. Year Ago

Median Sale Price

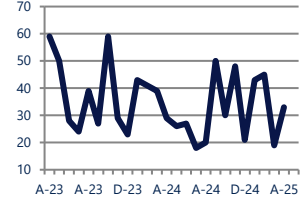
\$550,000



Down -12%
Vs. Year Ago

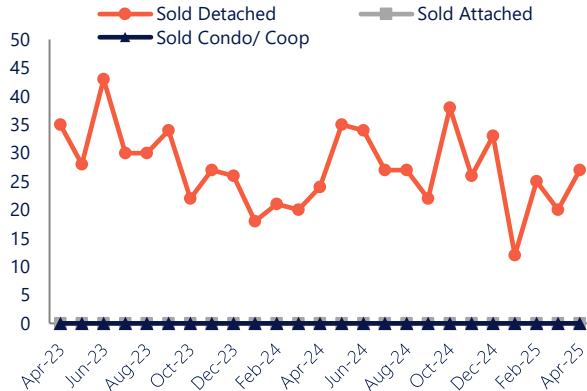
Days On Market

33



Up 14%
Vs. Year Ago

Units Sold*



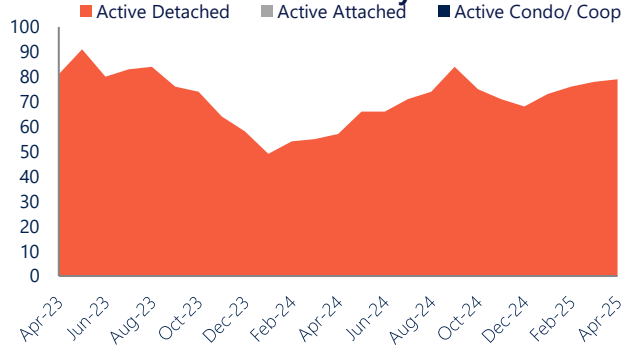
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 27 sold this month in Davidsonville, Lothian, and Southern Anne Arundel. This month's total units sold was higher than at this time last year, an increase from April 2024.

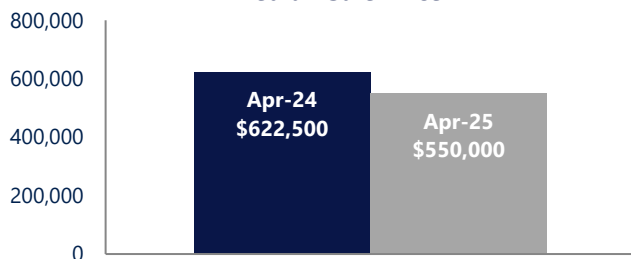
Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 39%. The total number of active inventory this April was 79 compared to 57 in April 2024. This month's total of 79 is higher than the previous month's total supply of available inventory of 78, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Davidsonville, Lothian, and Southern Anne Arundel Homes was \$622,500. This April, the median sale price was \$550,000, a decrease of 12% or \$72,500 compared to last year. The current median sold price is 4% 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.

Davidsonville, Lothian, and Southern Anne Arundel are defined as properties listed in zip code/s 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765.

*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.

THE LONG & FOSTER MARKET MINUTE™

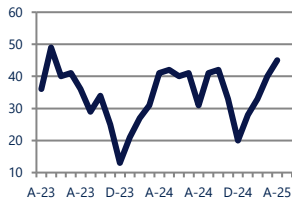
FOCUS ON: **DAVIDSONVILLE, LOTHIAN, AND SOUTHERN ANNE ARUNDEL HOUSING MARKET**

APRIL 2025

Zip Code(s): 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765

New Listings

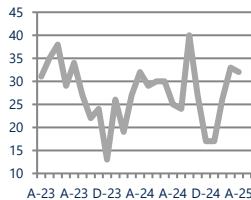
45



Up 10%
Vs. Year Ago

Current Contracts

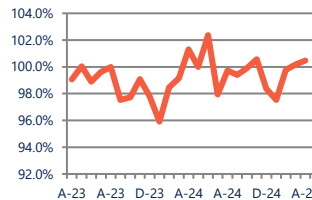
32



No Change
Vs. Year Ago

Sold Vs. List Price

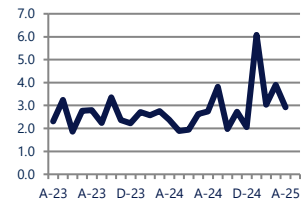
100.5%



Down -0.8%
Vs. Year Ago

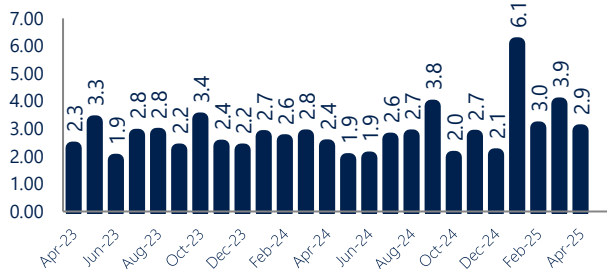
Months of Supply

2.9



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

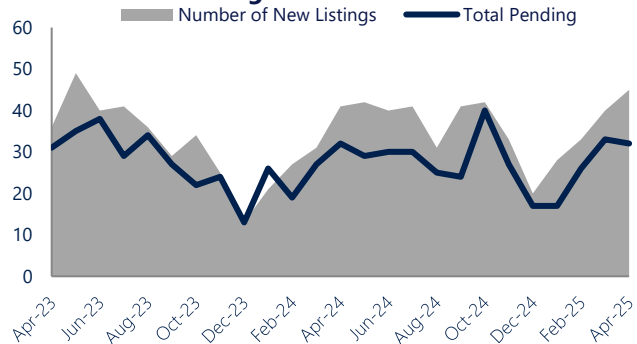
In April, there was 2.9 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 2.4 in April 2024. That is an increase of 23% versus a year ago.

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.

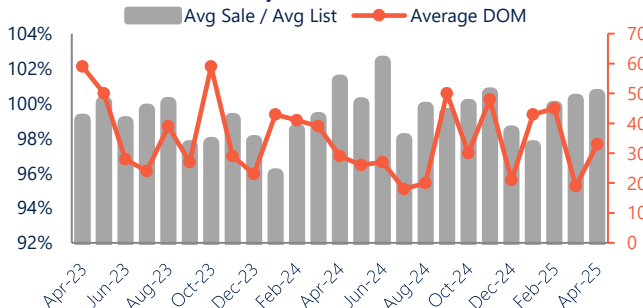
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 41 in April 2024, an increase of 10%. There were 32 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 3% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Davidsonville, Lothian, and Southern Anne Arundel was 100.5% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 33, higher than the average last year, which was 29, an increase of 14%.

Davidsonville, Lothian, and Southern Anne Arundel are defined as properties listed in zip code/s 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765.

*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.