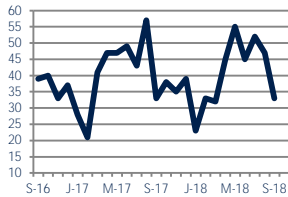


Units Sold

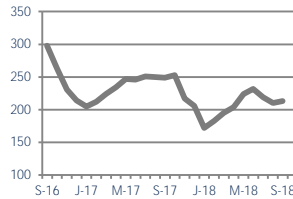
33



No Change
Vs. Year Ago

Active Inventory

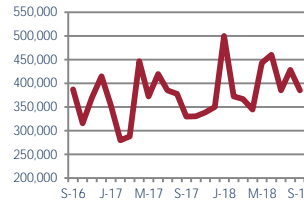
213



Down -14%
Vs. Year Ago

Median Sale Price

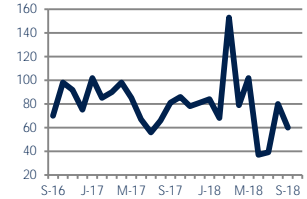
\$385,000



Up 17%
Vs. Year Ago

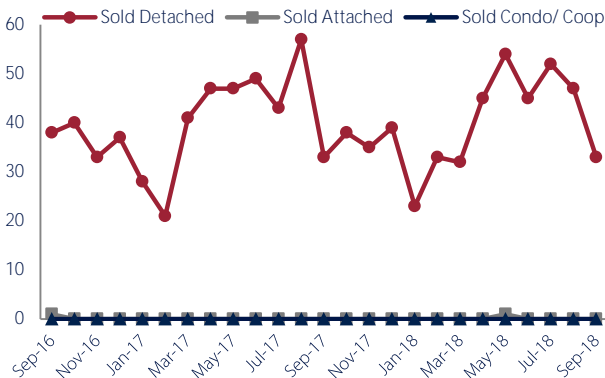
Days On Market

60



Down -26%
Vs. Year Ago

Units Sold*



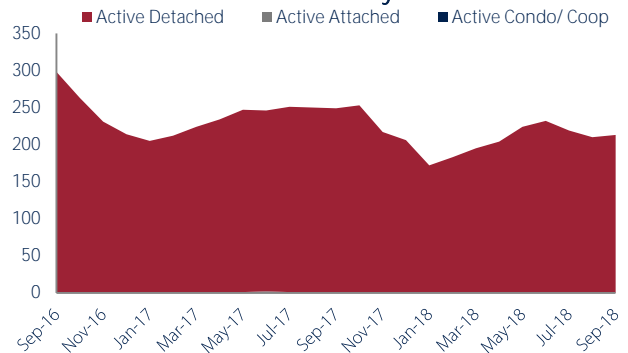
Units Sold

There was a decrease in total units sold in September, with 33 sold this month in Davidsonville, Lothian, and Southern Anne Arundel, a decrease of 30%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 14%. The total number of active inventory this September was 213 compared to 249 in September 2017. This month's total of 213 is higher than the previous month's total supply of available inventory of 210, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Davidsonville, Lothian, and Southern Anne Arundel Homes was \$330,000. This September, the median sale price was \$385,000, an increase of 17% or \$55,000 compared to last year. The current median sold price is 10% lower than in August.

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 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.



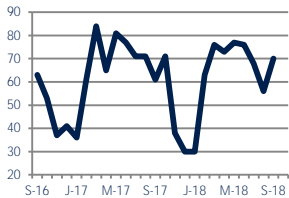
Focus On: Davidsonville, Lothian, and Southern Anne Arundel Housing Market

September 2018

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

New Listings

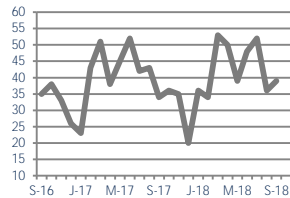
70



Up 15%
Vs. Year Ago

Current Contracts

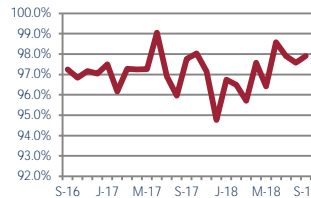
39



Up 15%
Vs. Year Ago

Sold Vs. List Price

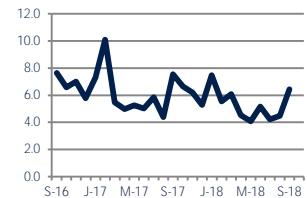
97.9%



No Change
Vs. Year Ago

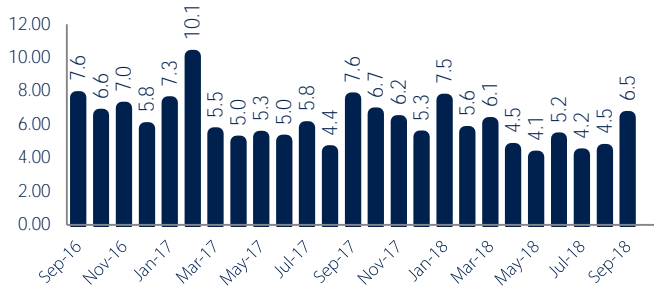
Months of Supply

6.5



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

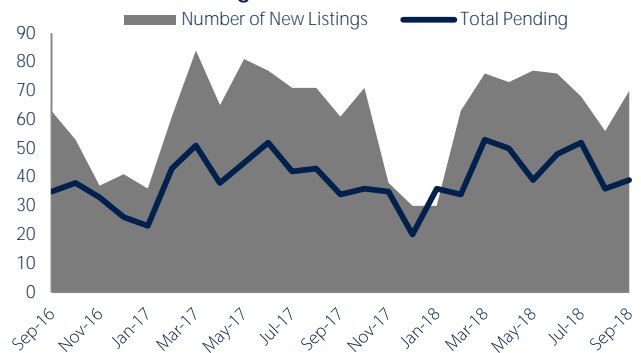
In September, there was 6.5 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 7.5 in September 2017. That is a decrease of 14% versus a year ago.

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.

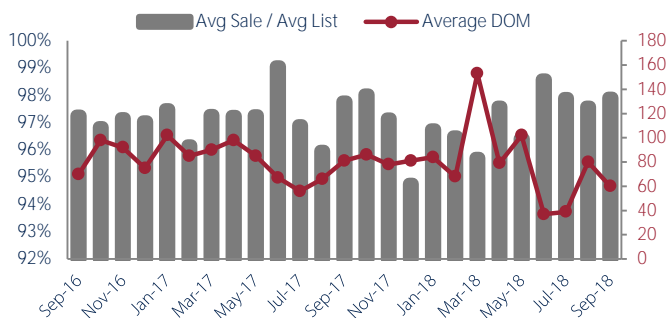
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 61 in September 2017, an increase of 15%. There were 39 current contracts pending sale this September compared to 34 a year ago. The number of current contracts is 15% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Davidsonville, Lothian, and Southern Anne Arundel was 97.9% 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 60, lower than the average last year, which was 81, a decrease of 26%.



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