



# The Long & Foster Market Minute™

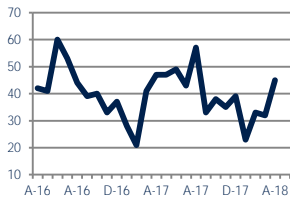
**Focus On:** Davidsonville, Lothian, and Southern Anne Arundel Housing Market

April 2018

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

## Units Sold

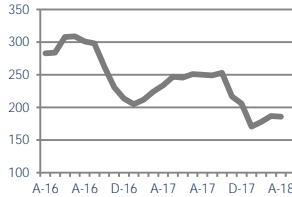
45



Down -4%  
Vs. Year Ago

## Active Inventory

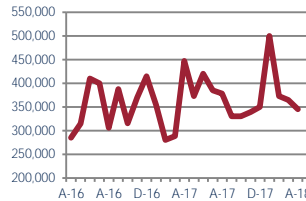
186



Down -21%  
Vs. Year Ago

## Median Sale Price

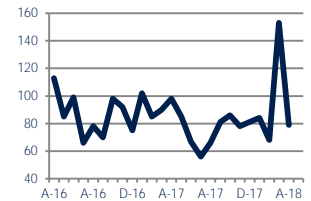
\$345,000



Down -23%  
Vs. Year Ago

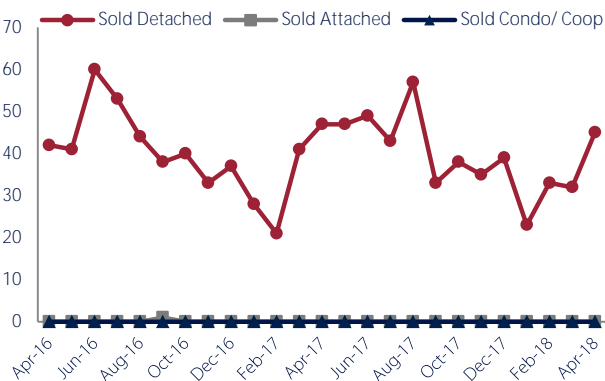
## Days On Market

79



Down -19%  
Vs. Year Ago

## Units Sold\*



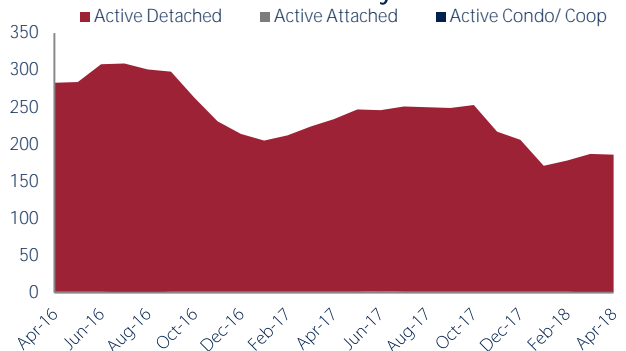
## Units Sold

There was an increase in total units sold in April, with 45 sold this month in Davidsonville, Lothian, and Southern Anne Arundel. This month's total units sold was lower than at this time last year.

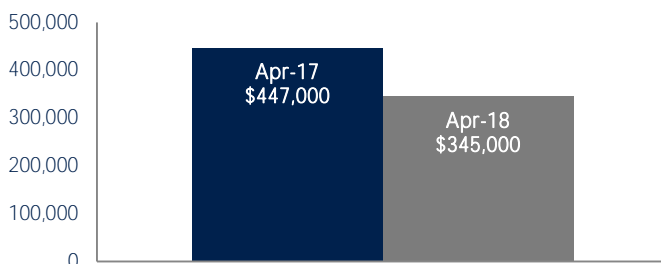
## Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 21%. The total number of active inventory this April was 186 compared to 234 in April 2017. This month's total of 186 is lower than the previous month's total supply of available inventory of 187, a decrease 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 \$447,000. This April, the median sale price was \$345,000, a decrease of 23% or \$102,000 compared to last year. The current median sold price is 5% lower 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 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.



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INTERNATIONAL REAL ESTATE





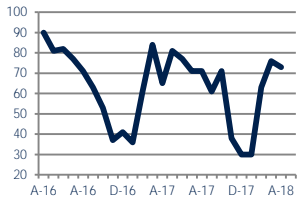
## Focus On: Davidsonville, Lothian, and Southern Anne Arundel Housing Market

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### New Listings

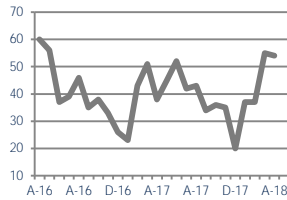
73



Up 12%  
Vs. Year Ago

### Current Contracts

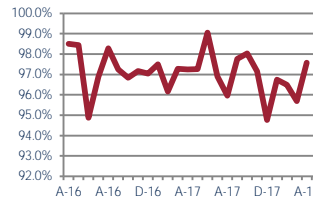
54



Up 42%  
Vs. Year Ago

### Sold Vs. List Price

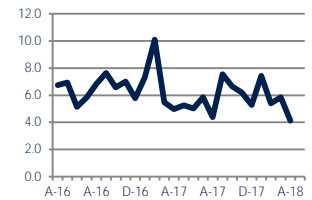
97.6%



No Change  
Vs. Year Ago

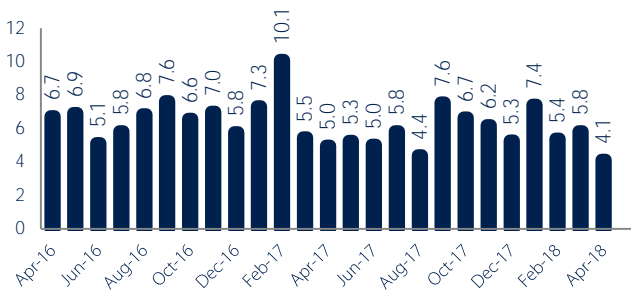
### Months of Supply

4.1



Down -17%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

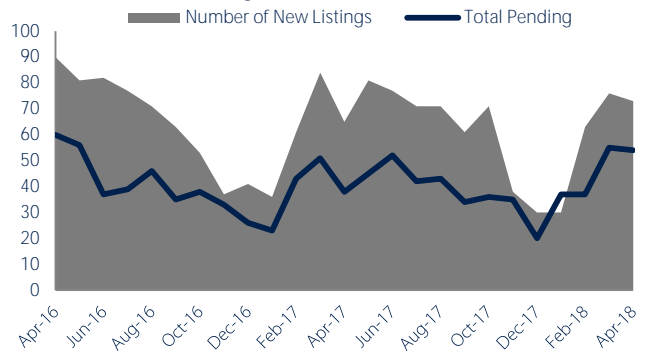
In April, there was 4.1 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 5.0 in April 2017. That is a decrease of 17% versus a year ago.

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.

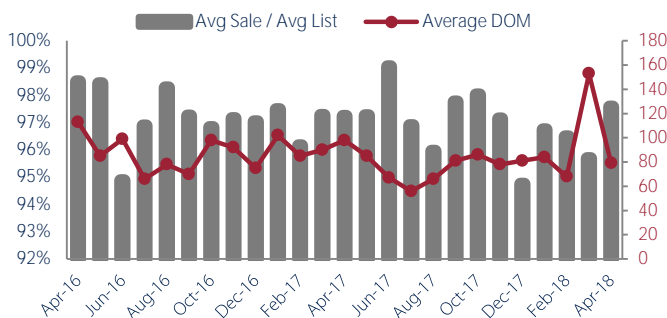
### New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 65 in April 2017, an increase of 12%. There were 54 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 42% 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 Davidsonville, Lothian, and Southern Anne Arundel was 97.6% 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 79, lower than the average last year, which was 98, a decrease of 19%.



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