



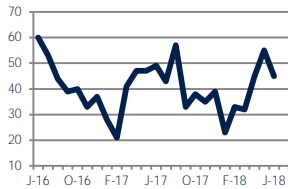
The Long & Foster Market Minute™

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

June 2018

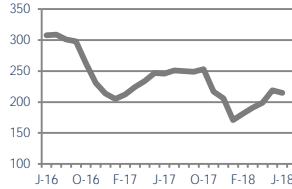
Zip Code(s): 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765

Units Sold
45



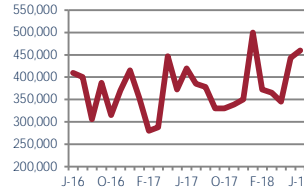
Down -8%
Vs. Year Ago

Active Inventory
215



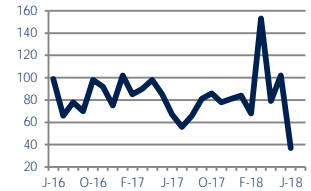
Down -13%
Vs. Year Ago

Median Sale Price
\$460,000



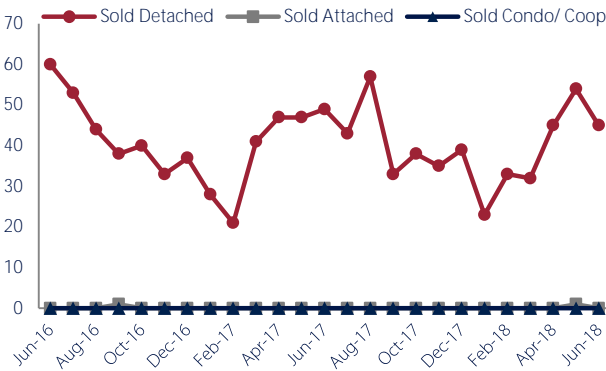
Up 10%
Vs. Year Ago

Days On Market
37



Down -45%
Vs. Year Ago

Units Sold*



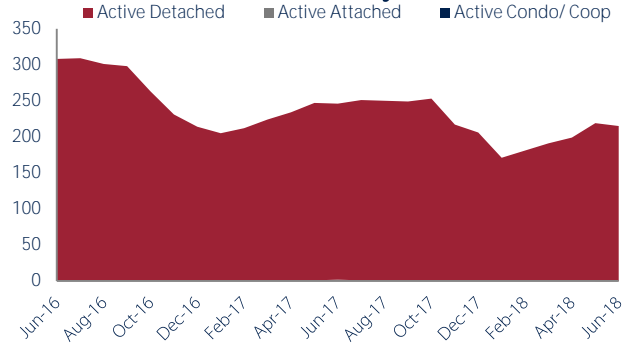
Units Sold

There was a decrease in total units sold in June, with 45 sold this month in Davidsonville, Lothian, and Southern Anne Arundel versus 55 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 8% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 13%. The total number of active inventory this June was 215 compared to 246 in June 2017. This month's total of 215 is lower than the previous month's total supply of available inventory of 219, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Davidsonville, Lothian, and Southern Anne Arundel Homes was \$419,900. This June, the median sale price was \$460,000, an increase of 10% or \$40,100 compared to last year. The current median sold price is 4% higher than in May.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





The Long & Foster Market Minute™

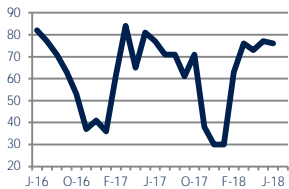
Focus On: Davidsonville, Lothian, and Southern Anne Arundel Housing Market

June 2018

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

New Listings

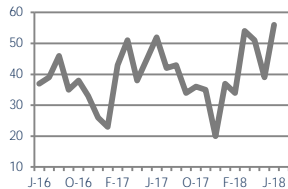
76



Down -1%
Vs. Year Ago

Current Contracts

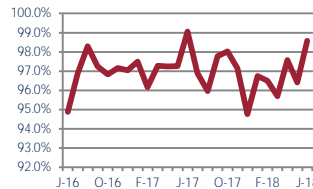
56



Up 8%
Vs. Year Ago

Sold Vs. List Price

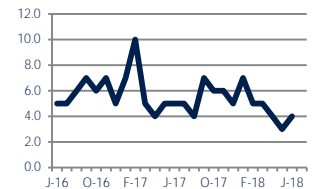
98.6%



No Change
Vs. Year Ago

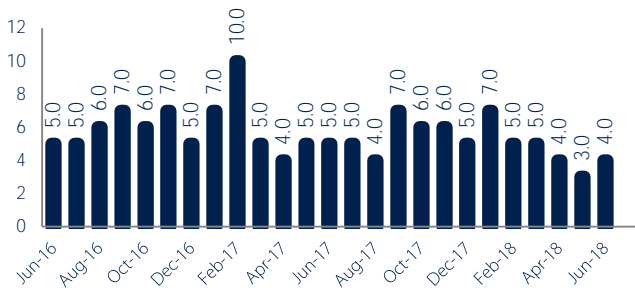
Months of Supply

4.0



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

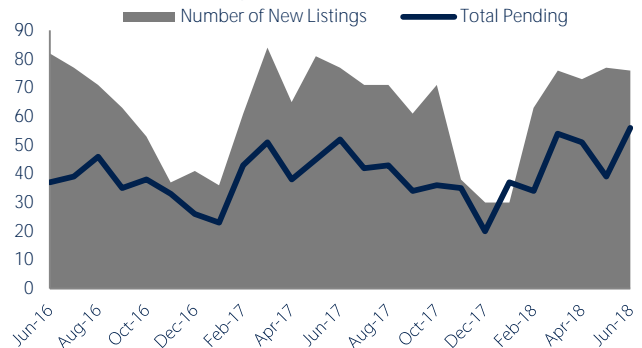
In June, there was 4.8 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 5.0 in June 2017. That is a decrease of 5% versus a year ago.

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.

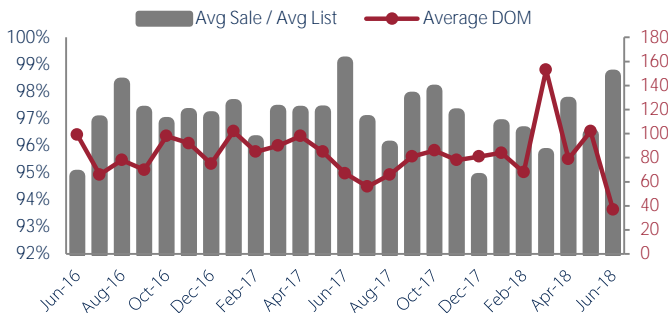
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 77 in June 2017, a decrease of 1%. There were 56 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 8% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Davidsonville, Lothian, and Southern Anne Arundel was 98.6% 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 37, lower than the average last year, which was 67, a decrease of 45%.



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.

