



# The Long & Foster Market Minute™

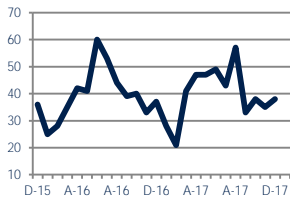
**Focus On:** Davidsonville, Lothian, and Southern Anne Arundel Housing Market

December 2017

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

## Units Sold

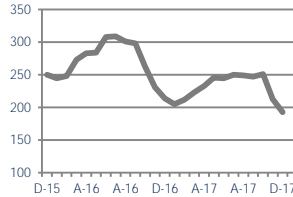
38



Up 3%  
Vs. Year Ago

## Active Inventory

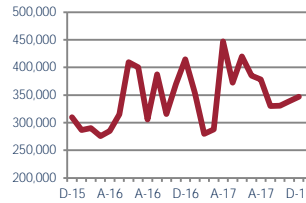
193



Down -10%  
Vs. Year Ago

## Median Sale Price

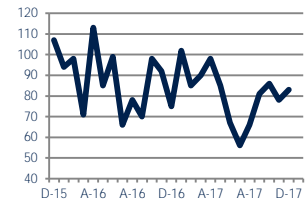
\$347,000



Down -16%  
Vs. Year Ago

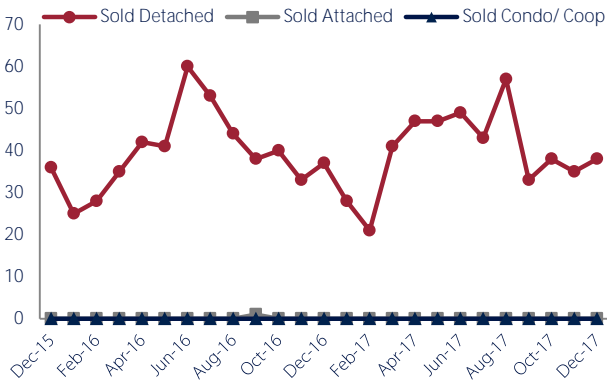
## Days On Market

83



Up 11%  
Vs. Year Ago

## Units Sold\*



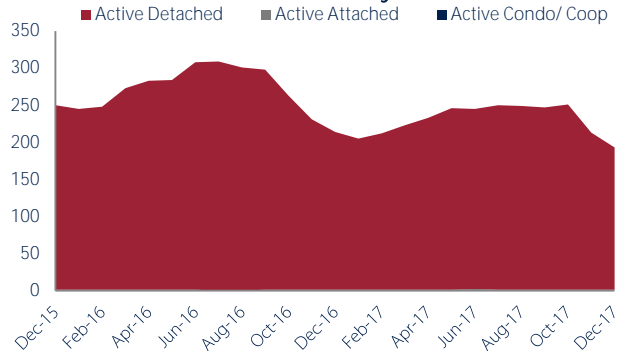
## Units Sold

There was an increase in total units sold in December, with 38 sold this month in Davidsonville, Lothian, and Southern Anne Arundel versus 35 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 3% versus December 2016.

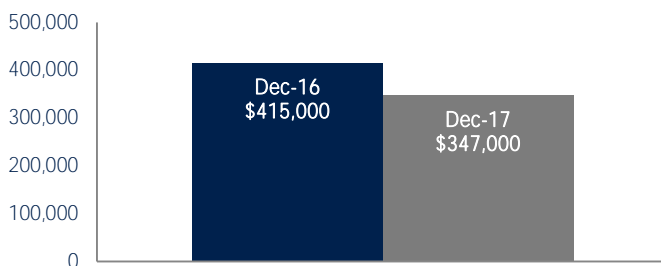
## Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 10%. The total number of active inventory this December was 193 compared to 214 in December 2016. This month's total of 193 is lower than the previous month's total supply of available inventory of 213, a decrease of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Davidsonville, Lothian, and Southern Anne Arundel Homes was \$415,000. This December, the median sale price was \$347,000, a decrease of 16% or \$68,000 compared to last year. The current median sold price is 2% higher than in November.

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™

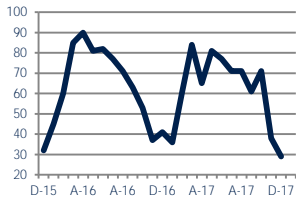
**Focus On:** Davidsonville, Lothian, and Southern Anne Arundel Housing Market

December 2017

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## New Listings

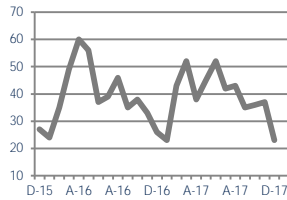
29



**Down -29%**  
Vs. Year Ago

## Current Contracts

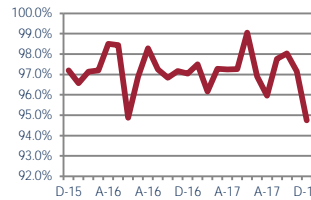
23



**Down -12%**  
Vs. Year Ago

## Sold Vs. List Price

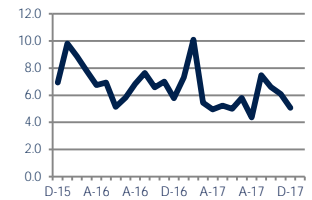
94.8%



**Down -2.4%**  
Vs. Year Ago

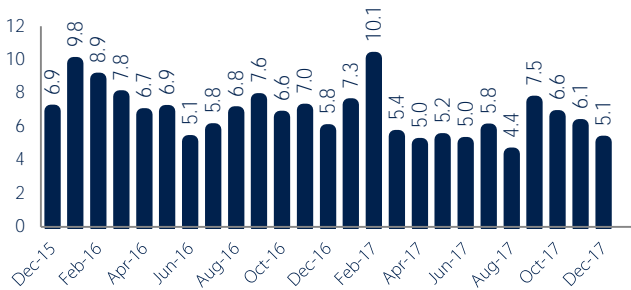
## Months of Supply

5.1



**Down -12%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

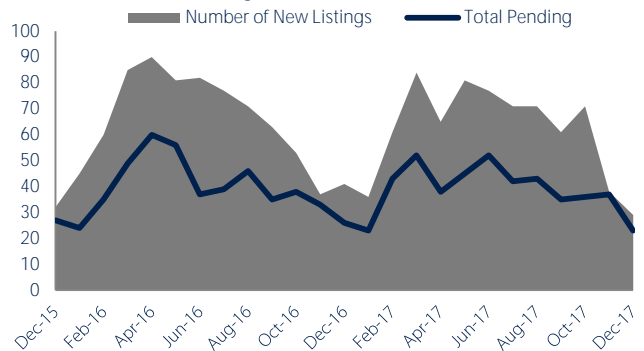
In December, there was 5.1 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 5.8 in December 2016. That is a decrease of 12% versus a year ago.

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.

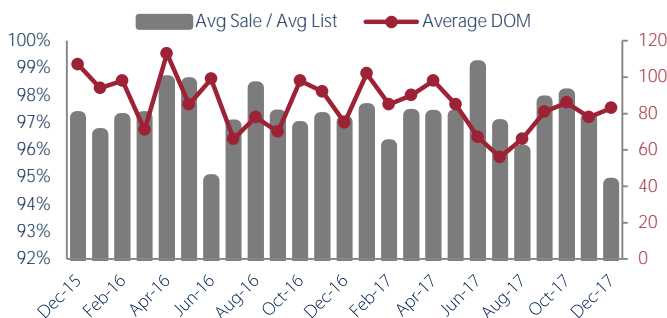
## New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 41 in December 2016, a decrease of 29%. There were 23 current contracts pending sale this December compared to 26 a year ago. The number of current contracts is 12% lower than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Davidsonville, Lothian, and Southern Anne Arundel was 94.8% of the average list price, which is 2.3% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 83, higher than the average last year, which was 75, an increase of 11%.



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