



The Long & Foster Market Minute™

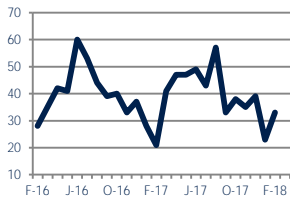
Focus On: Davidsonville, Lothian, and Southern Anne Arundel Housing Market

February 2018

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

Units Sold

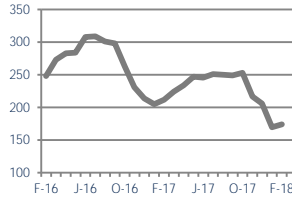
33



Up
Vs. Year Ago

Active Inventory

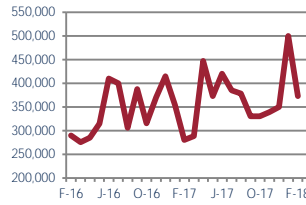
174



Down -18%
Vs. Year Ago

Median Sale Price

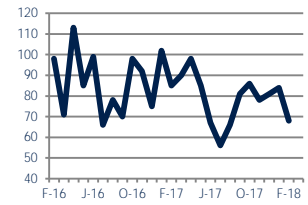
\$372,500



Up
Vs. Year Ago

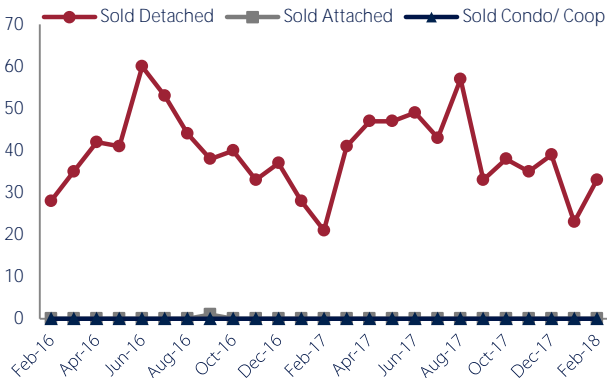
Days On Market

68



Down -20%
Vs. Year Ago

Units Sold*



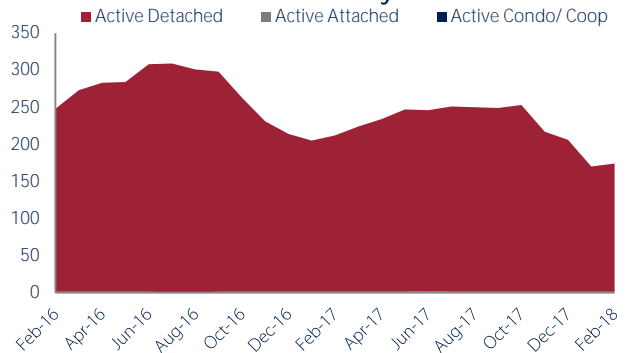
Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 33 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 February 2017.

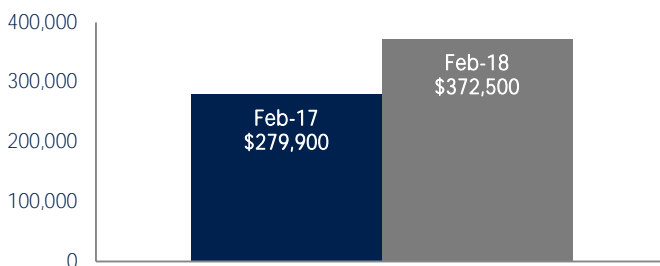
Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 18%. The total number of active inventory this February was 174 compared to 212 in February 2017. This month's total of 174 is higher than the previous month's total supply of available inventory of 170, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Davidsonville, Lothian, and Southern Anne Arundel Homes was \$279,900. This February, the median sale price was \$372,500, an increase of \$92,600 compared to last year. The current median sold price is lower than in January. 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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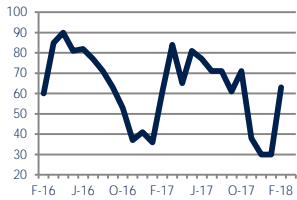
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New Listings

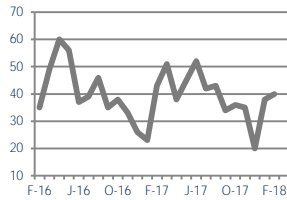
63



Up 3%
Vs. Year Ago

Current Contracts

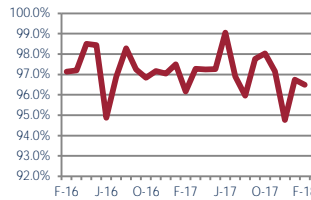
40



Down -7%
Vs. Year Ago

Sold Vs. List Price

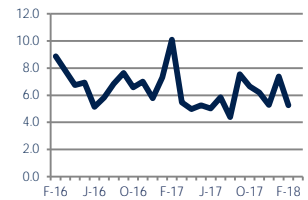
96.5%



No Change
Vs. Year Ago

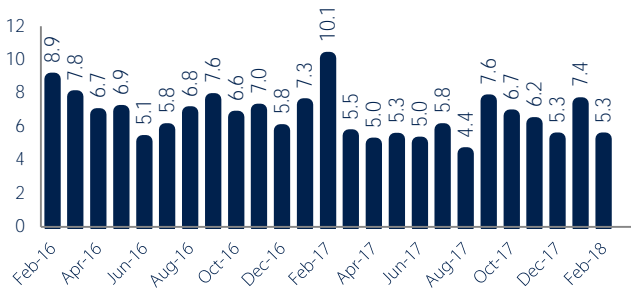
Months of Supply

5.3



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

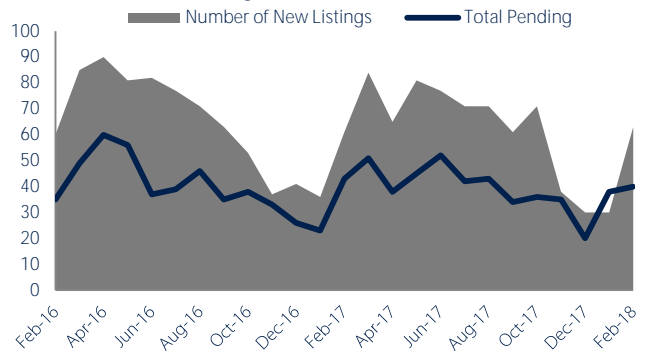
In February, there was 5.3 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 10.1 in February 2017. That is a decrease of 48% versus a year ago.

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.

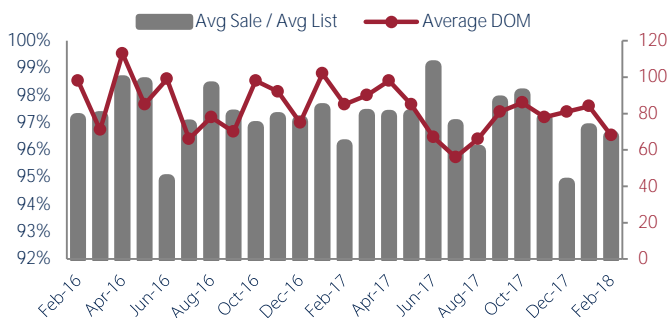
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 61 in February 2017, an increase of 3%. There were 40 current contracts pending sale this February compared to 43 a year ago. The number of current contracts is 7% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Davidsonville, Lothian, and Southern Anne Arundel was 96.5% 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 68, lower than the average last year, which was 85, a decrease of 20%.



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