

# THE LONG & FOSTER MARKET MINUTE™

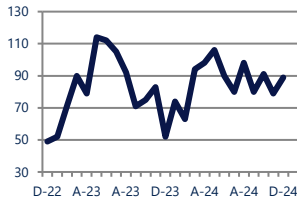
FOCUS ON: **ANNAPOLIS HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 21401, 21403, 21402 and 21405

## Units Sold

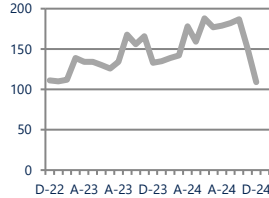
89



**Up**  
Vs. Year Ago

## Active Inventory

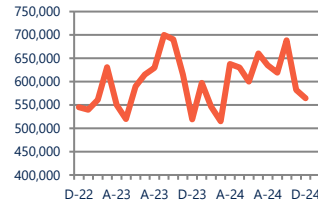
109



**Down -18%**  
Vs. Year Ago

## Median Sale Price

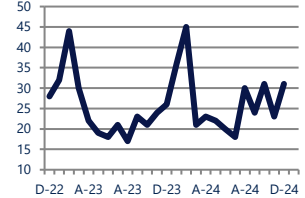
\$564,407



**Up 9%**  
Vs. Year Ago

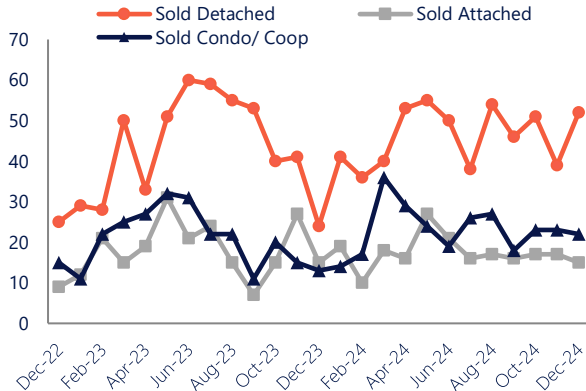
## Days On Market

31



**Up 19%**  
Vs. Year Ago

## Units Sold\*



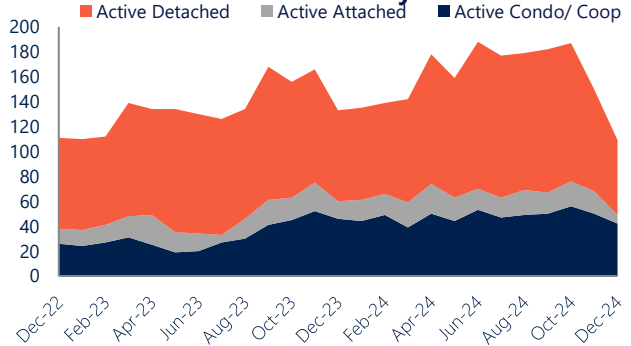
## Units Sold

There was an increase in total units sold in December, with 89 sold this month in Annapolis. This month's total units sold was higher than at this time last year.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 18%. The total number of active inventory this December was 109 compared to 133 in December 2023. This month's total of 109 is lower than the previous month's total supply of available inventory of 150, a decrease of 27%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Annapolis Homes was \$519,222. This December, the median sale price was \$564,407, an increase of 9% or \$45,185 compared to last year. The current median sold price is 3% lower 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.

Annapolis are defined as properties listed in zip code/s 21401, 21403, 21402 and 21405.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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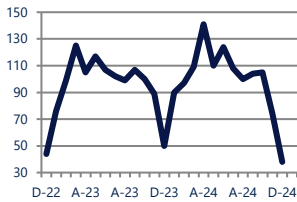
FOCUS ON: **ANNAPOLIS HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 21401, 21403, 21402 and 21405

### New Listings

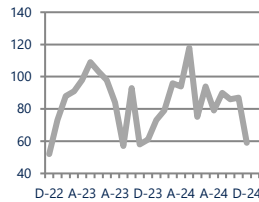
38



**Down -24%**  
Vs. Year Ago

### Current Contracts

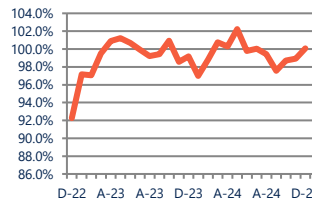
59



**Down -3%**  
Vs. Year Ago

### Sold Vs. List Price

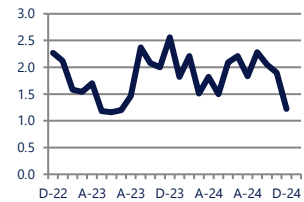
100.1%



**Up 0.9%**  
Vs. Year Ago

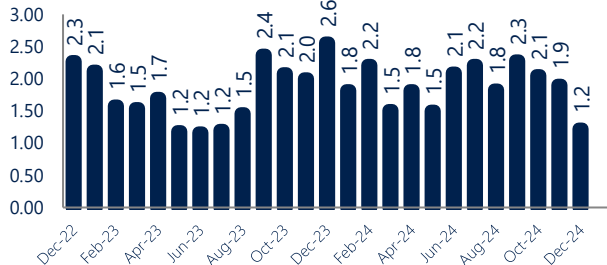
### Months of Supply

1.2



**Down -52%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

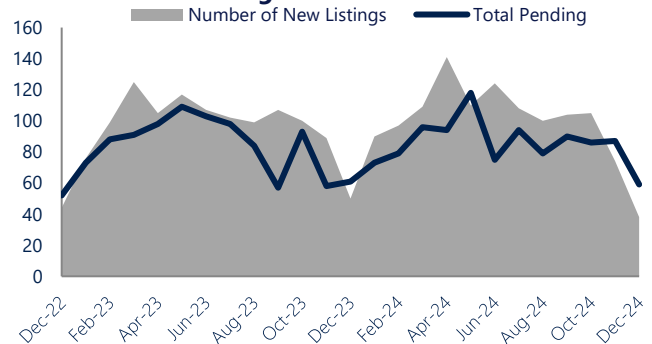
In December, there was 1.2 months of supply available in Annapolis, compared to 2.6 in December 2023. That is a decrease of 52% versus a year ago.

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.

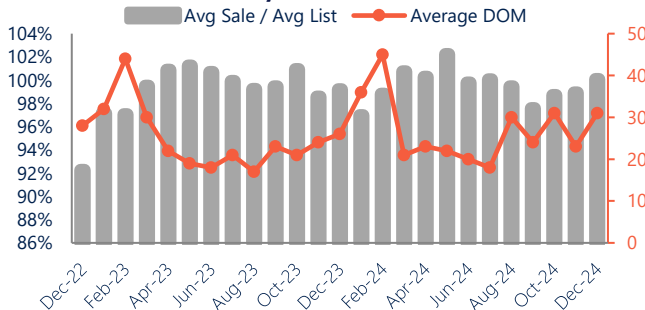
### New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Annapolis compared to 50 in December 2023, a decrease of 24%. There were 59 current contracts pending sale this December compared to 61 a year ago. The number of current contracts is 3% 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 Annapolis was 100.1% of the average list price, which is 0.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 26, an increase of 19%.

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