

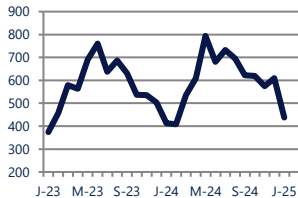
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ANNE ARUNDEL COUNTY HOUSING MARKET**

JANUARY 2025

Units Sold

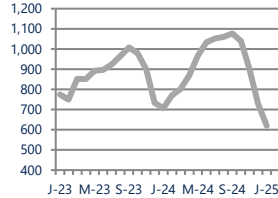
438



Up 6%
Vs. Year Ago

Active Inventory

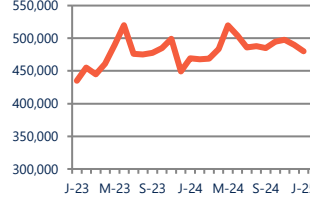
620



Down -12%
Vs. Year Ago

Median Sale Price

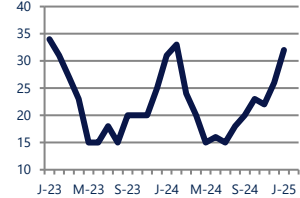
\$480,000



Up 2%
Vs. Year Ago

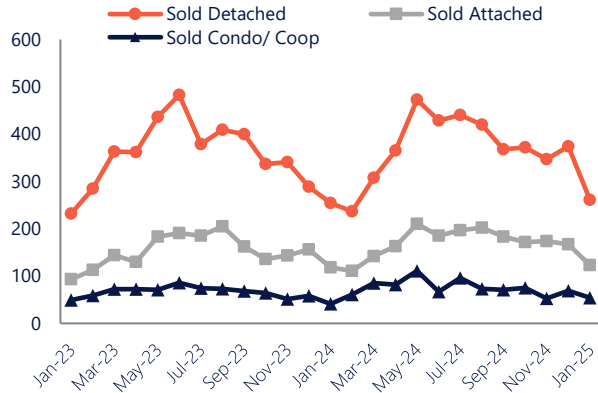
Days On Market

32



Up 3%
Vs. Year Ago

Units Sold*



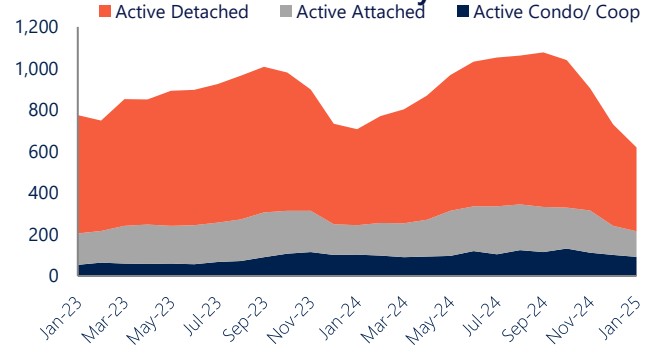
Units Sold

There was a decrease in total units sold in January, with 438 sold this month in Anne Arundel County versus 610 last month, a decrease of 28%. This month's total units sold was higher than at this time last year, an increase of 6% versus January 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 87 units or 12%. The total number of active inventory this January was 620 compared to 707 in January 2024. This month's total of 620 is lower than the previous month's total supply of available inventory of 730, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Anne Arundel County Homes was \$469,405. This January, the median sale price was \$480,000, an increase of 2% or \$10,595 compared to last year. The current median sold price is 2% lower than in December.

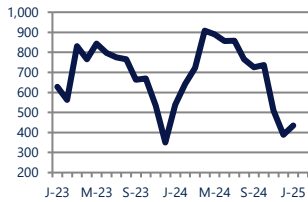
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ANNE ARUNDEL COUNTY HOUSING MARKET** JANUARY 2025

New Listings

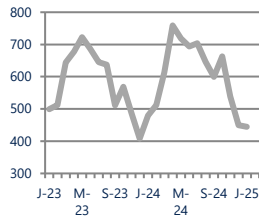
434



Down -19%
Vs. Year Ago

Current Contracts

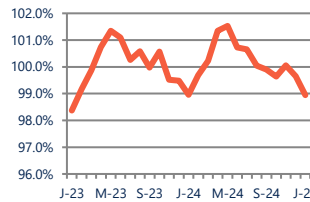
445



Down -7%
Vs. Year Ago

Sold Vs. List Price

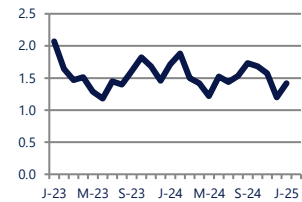
98.9%



No Change
Vs. Year Ago

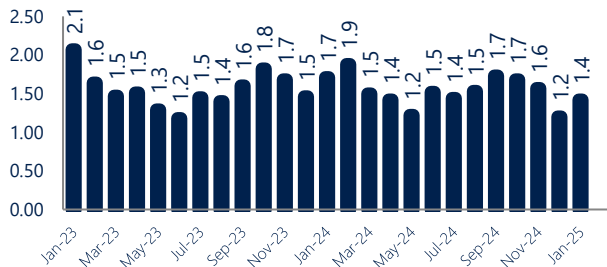
Months of Supply

1.4



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

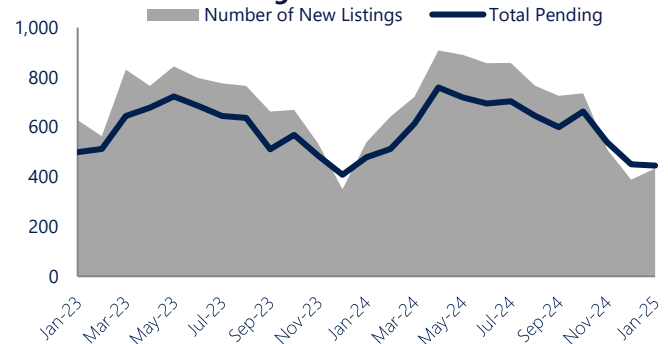
In January, there was 1.4 months of supply available in Anne Arundel County, compared to 1.7 in January 2024. That is a decrease of 17% versus a year ago.

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.

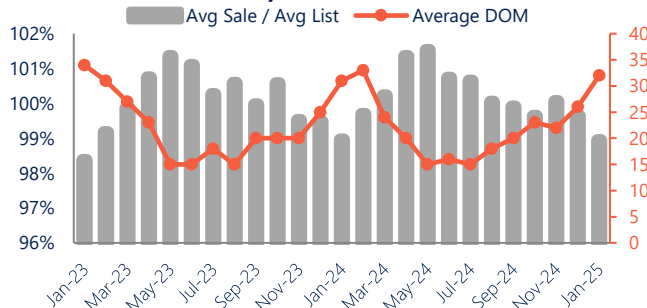
New Listings & Current Contracts

This month there were 434 homes newly listed for sale in Anne Arundel County compared to 539 in January 2024, a decrease of 19%. There were 445 current contracts pending sale this January compared to 479 a year ago. The number of current contracts is 7% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Anne Arundel County was 98.9% 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 32, higher than the average last year, which was 31, an increase of 3%.