

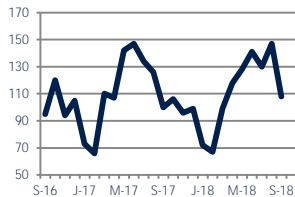
Focus On: Annapolis Housing Market

September 2018

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

Units Sold

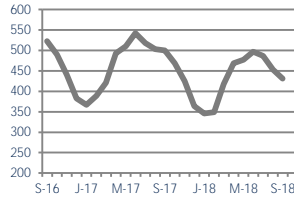
108



Up 8%
Vs. Year Ago

Active Inventory

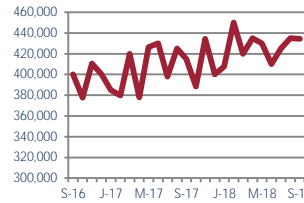
431



Down -14%
Vs. Year Ago

Median Sale Price

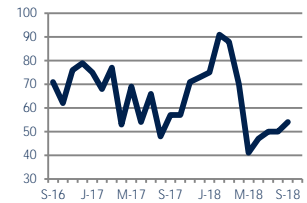
\$434,500



Up 5%
Vs. Year Ago

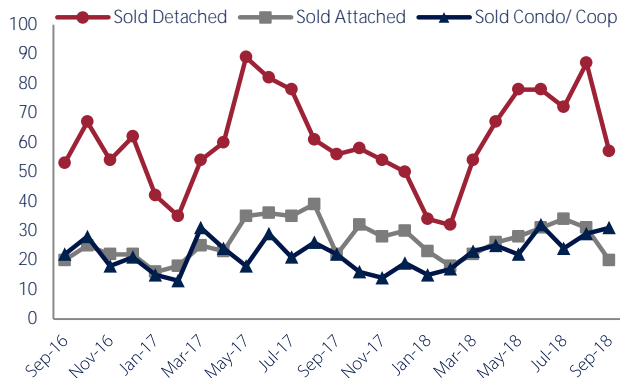
Days On Market

54



Down -5%
Vs. Year Ago

Units Sold*



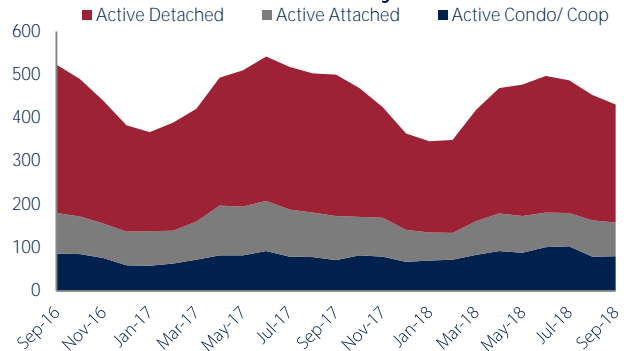
Units Sold

There was a decrease in total units sold in September, with 108 sold this month in Annapolis versus 147 last month, a decrease of 27%. This month's total units sold was higher than at this time last year, an increase of 8% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 14%. The total number of active inventory this September was 431 compared to 500 in September 2017. This month's total of 431 is lower than the previous month's total supply of available inventory of 453, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Annapolis Homes was \$414,950. This September, the median sale price was \$434,500, an increase of 5% or \$19,550 compared to last year. The current median sold price is approximately the same as the median price in August.

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 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



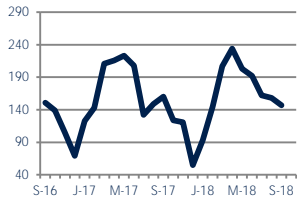
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September 2018

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

New Listings

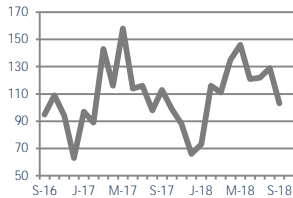
147



Down -8%
Vs. Year Ago

Current Contracts

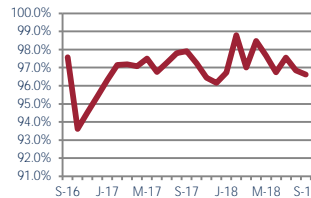
103



Down -9%
Vs. Year Ago

Sold Vs. List Price

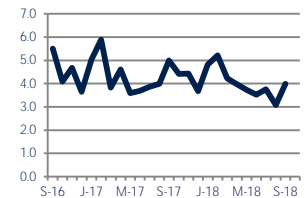
96.6%



Down -1.3%
Vs. Year Ago

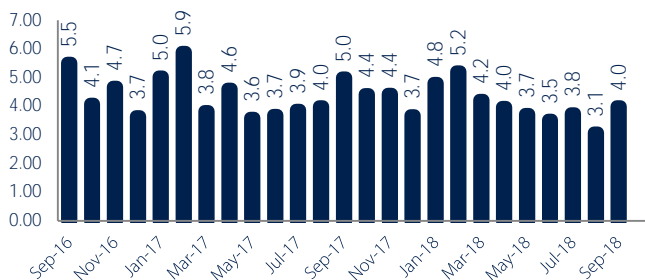
Months of Supply

4.0



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

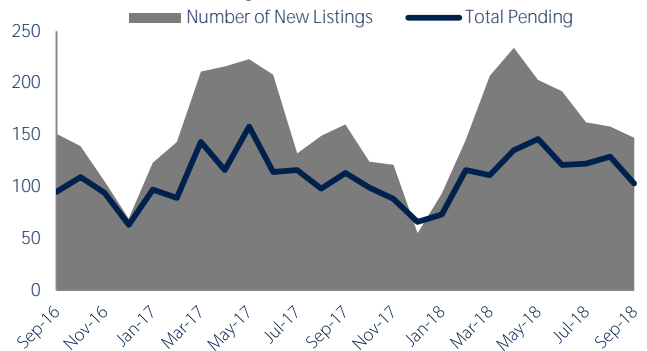
In September, there was 4.0 months of supply available in Annapolis, compared to 5.0 in September 2017. That is a decrease of 20% versus a year ago.

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.

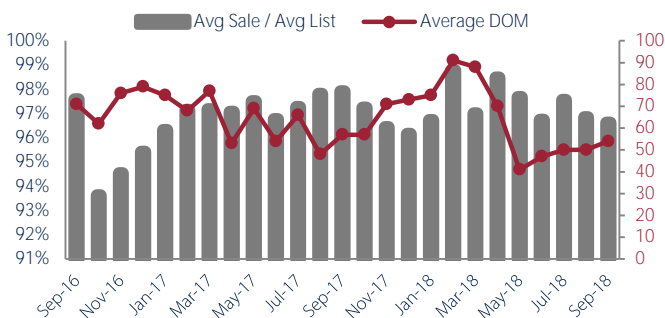
New Listings & Current Contracts

This month there were 147 homes newly listed for sale in Annapolis compared to 160 in September 2017, a decrease of 8%. There were 103 current contracts pending sale this September compared to 113 a year ago. The number of current contracts is 9% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Annapolis was 96.6% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 57, a decrease of 5%.



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