

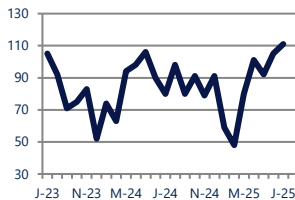
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ANNAPOLIS HOUSING MARKET**

JULY 2025

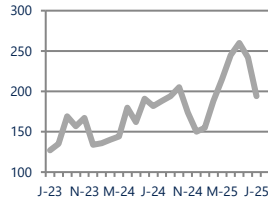
Zip Code(s): 21401, 21403, 21402 and 21405

**Units Sold**  
111



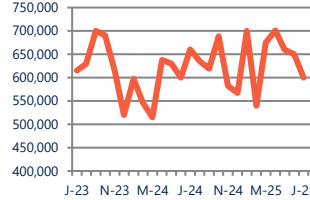
**Up**  
Vs. Year Ago

**Active Inventory**  
194



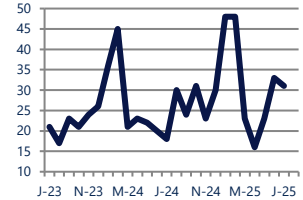
**Up 7%**  
Vs. Year Ago

**Median Sale Price**  
\$600,000



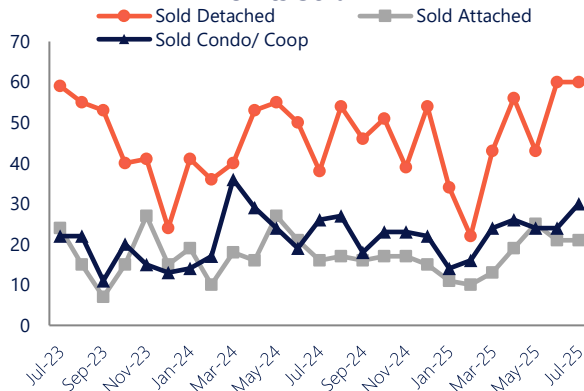
**Down -9%**  
Vs. Year Ago

**Days On Market**  
31



**Up 72%**  
Vs. Year Ago

## Units Sold\*



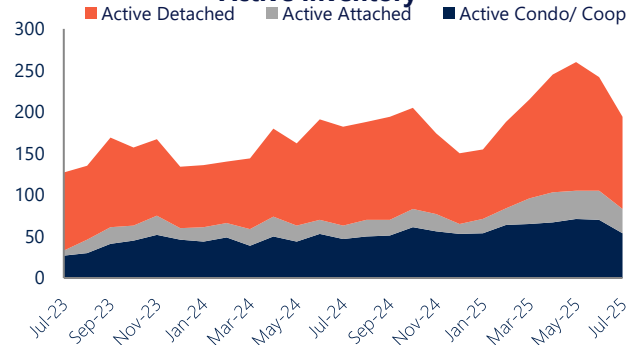
## Units Sold

There was an increase in total units sold in July, with 111 sold this month in Annapolis. This month's total units sold was higher than at this time last year.

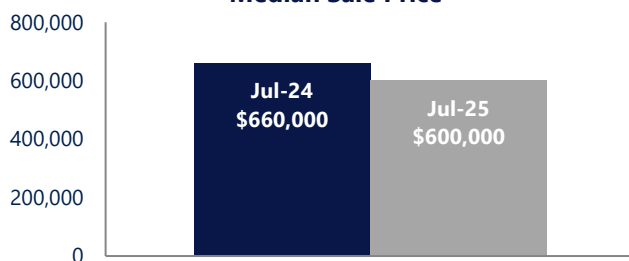
## Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 7%. The total number of active inventory this July was 194 compared to 182 in July 2024. This month's total of 194 is lower than the previous month's total supply of available inventory of 242, a decrease of 20%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Annapolis Homes was \$660,000. This July, the median sale price was \$600,000, a decrease of 9% or \$60,000 compared to last year. The current median sold price is 8% lower than in June.

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.

**LONG & FOSTER**  
REAL ESTATE



# THE LONG & FOSTER MARKET MINUTE™

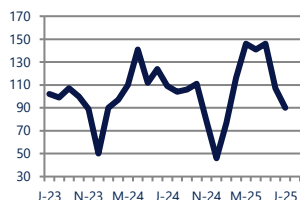
FOCUS ON: **ANNAPOLIS HOUSING MARKET**

JULY 2025

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

## New Listings

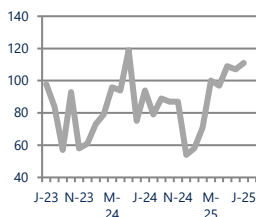
90



**Down -17%**  
Vs. Year Ago

## Current Contracts

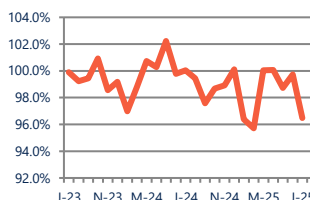
111



**Up 18%**  
Vs. Year Ago

## Sold Vs. List Price

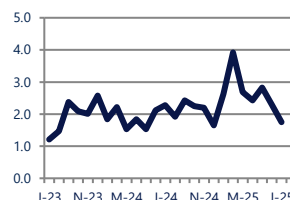
96.5%



**Down -3.6%**  
Vs. Year Ago

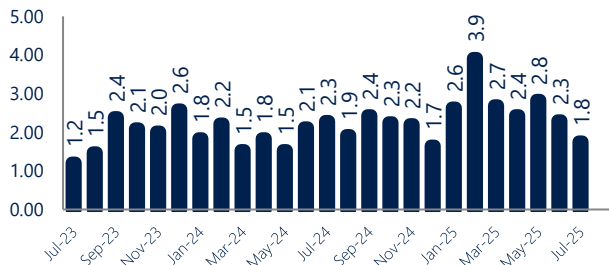
## Months of Supply

1.8



**Down -23%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In July, there was 1.7 months of supply available in Annapolis, compared to 2.3 in July 2024. That is a decrease of 23% versus a year ago.

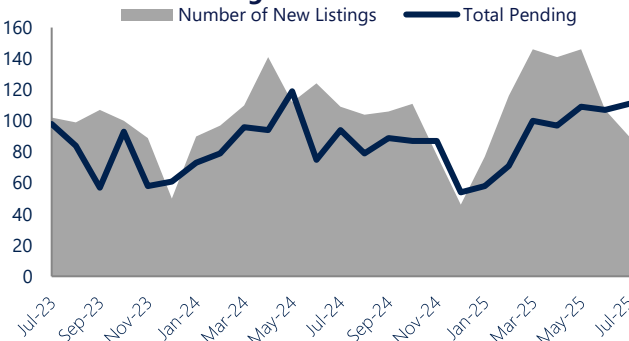
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

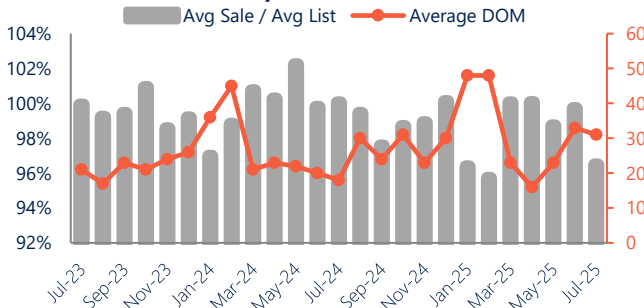
This month there were 90 homes newly listed for sale in Annapolis compared to 109 in July 2024, a decrease of 17%.

There were 111 current contracts pending sale this July compared to 94 a year ago. The number of current contracts is 18% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Annapolis was 96.5% of the average list price, which is 3.6% lower 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 18, an increase of 72%.

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