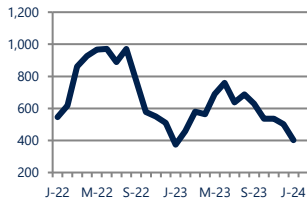


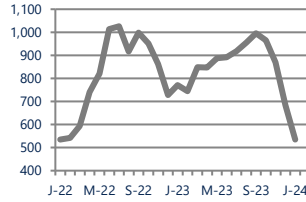


### Units Sold 401



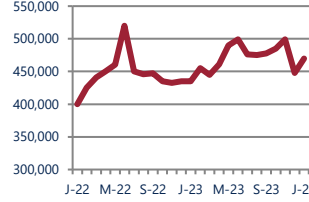
**Up 7%**  
Vs. Year Ago

### Active Inventory 535



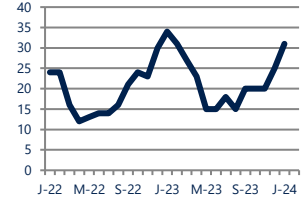
**Down -31%**  
Vs. Year Ago

### Median Sale Price \$470,000



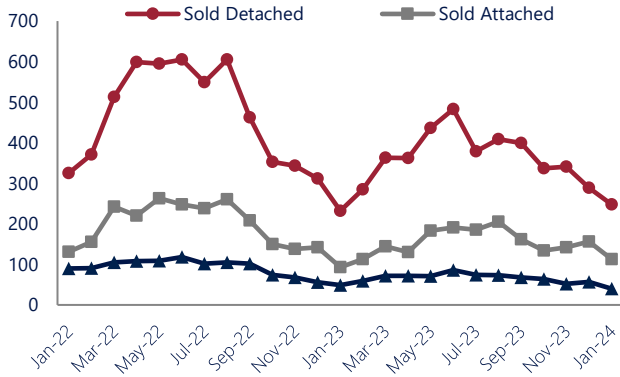
**Up 8%**  
Vs. Year Ago

### Days On Market 31



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

### Units Sold\*



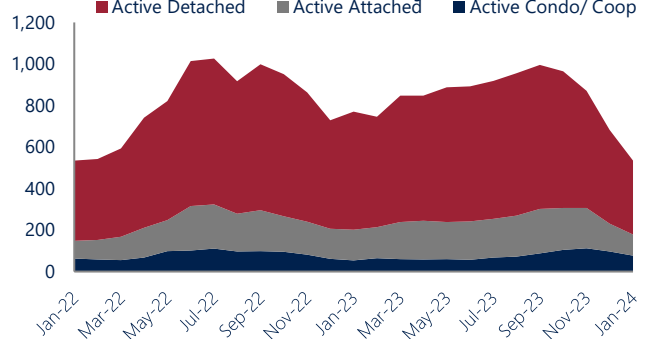
### Units Sold

There was a decrease in total units sold in January, with 401 sold this month in Anne Arundel County versus 502 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 7% versus January 2023.

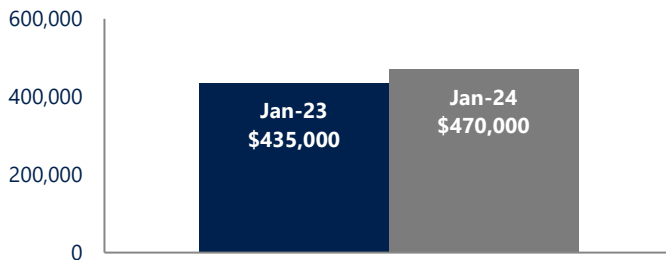
### Active Inventory

Versus last year, the total number of homes available this month is lower by 236 units or 31%. The total number of active inventory this January was 535 compared to 771 in January 2023. This month's total of 535 is lower than the previous month's total supply of available inventory of 683, a decrease of 22%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Anne Arundel County Homes was \$435,000. This January, the median sale price was \$470,000, an increase of 8% or \$35,000 compared to last year. The current median sold price is 5% higher 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.

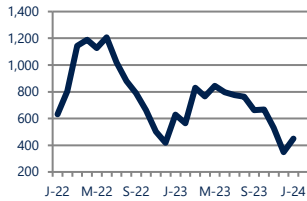
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.

**Focus On: Anne Arundel County Housing Market**

January 2024

**New Listings**

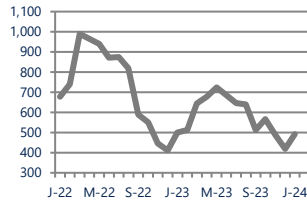
449



**Down -29%**  
Vs. Year Ago

**Current Contracts**

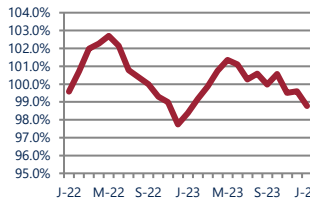
491



**Down -2%**  
Vs. Year Ago

**Sold Vs. List Price**

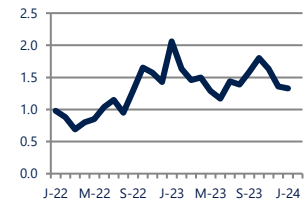
98.8%



**No Change**  
Vs. Year Ago

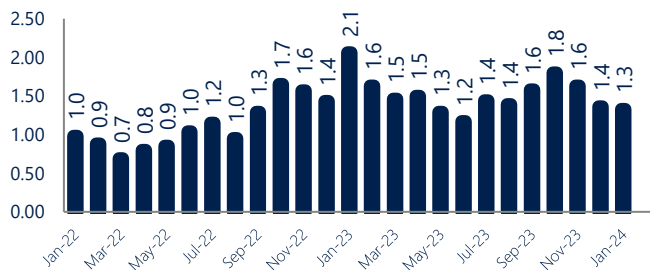
**Months of Supply**

1.3



**Down -35%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

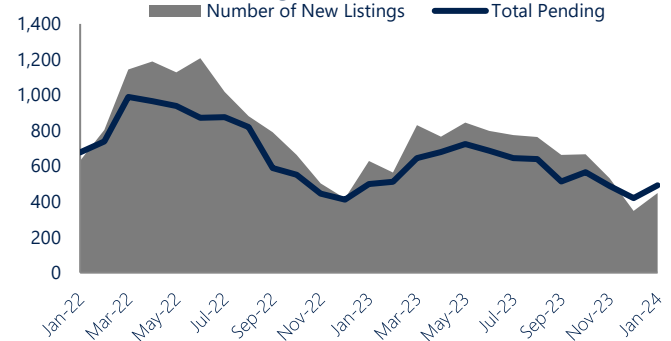
In January, there was 1.3 months of supply available in Anne Arundel County, compared to 2.1 in January 2023. That is a decrease of 35% versus a year ago.

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.

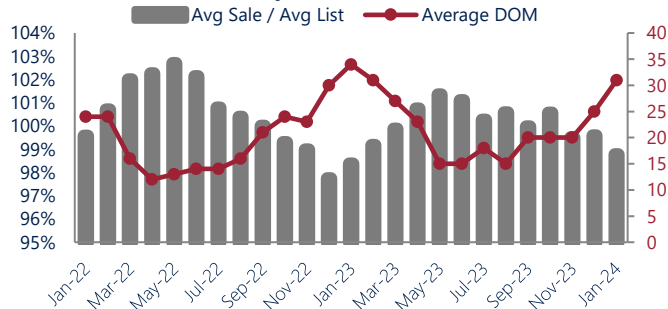
**New Listings & Current Contracts**

This month there were 449 homes newly listed for sale in Anne Arundel County compared to 628 in January 2023, a decrease of 29%. There were 491 current contracts pending sale this January compared to 499 a year ago. The number of current contracts is 2% 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 98.8% 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 31, lower than the average last year, which was 34, a decrease of 9%.