

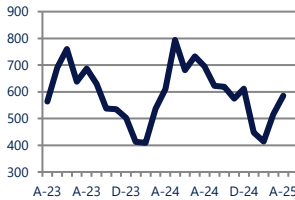
# THE LONG & FOSTER MARKET MINUTE™

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

APRIL 2025

## Units Sold

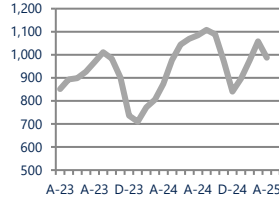
585



**Down -4%**  
Vs. Year Ago

## Active Inventory

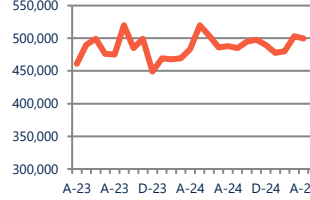
987



**Up 13%**  
Vs. Year Ago

## Median Sale Price

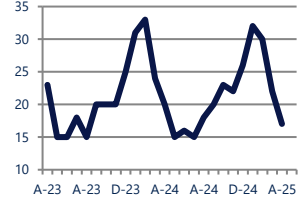
\$499,900



**Up 3%**  
Vs. Year Ago

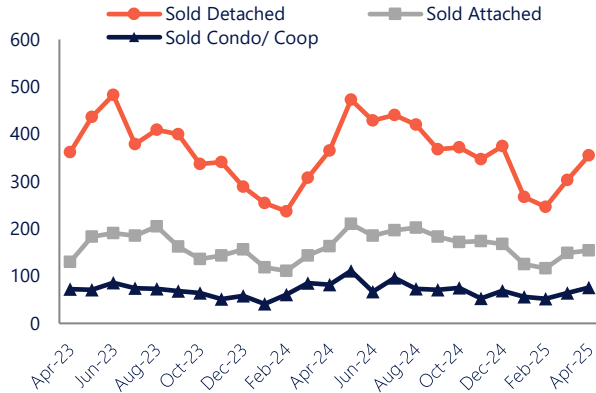
## Days On Market

17



**Down -15%**  
Vs. Year Ago

### Units Sold\*



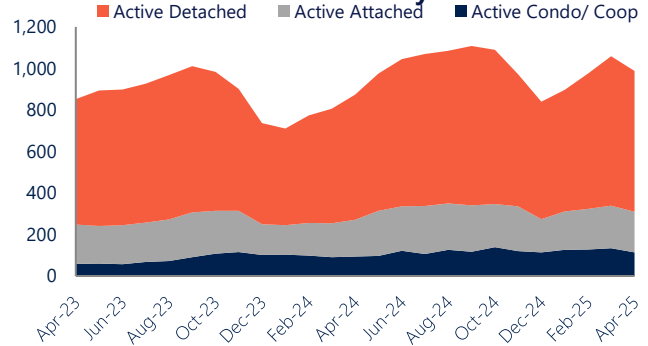
## Units Sold

There was an increase in total units sold in April, with 585 sold this month in Anne Arundel County versus 516 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 113 units or 13%. The total number of active inventory this April was 987 compared to 874 in April 2024. This month's total of 987 is lower than the previous month's total supply of available inventory of 1,058, a decrease of 7%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Anne Arundel County Homes was \$483,500. This April, the median sale price was \$499,900, an increase of 3% or \$16,400 compared to last year. The current median sold price is 1% lower than in March.

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

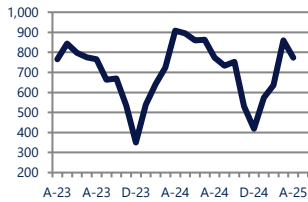
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: ANNE ARUNDEL COUNTY HOUSING MARKET

APRIL 2025

## New Listings

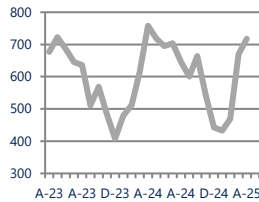
774



Down -15%  
Vs. Year Ago

## Current Contracts

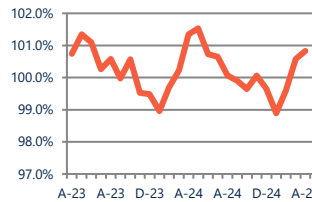
718



Down -5%  
Vs. Year Ago

## Sold Vs. List Price

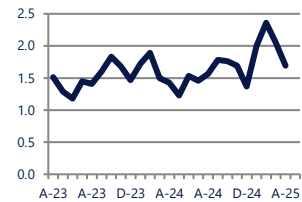
100.8%



Down -0.5%  
Vs. Year Ago

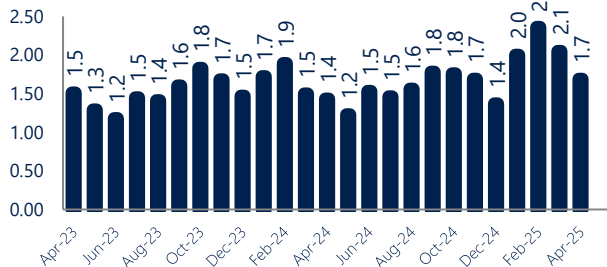
## Months of Supply

1.7



Up 18%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

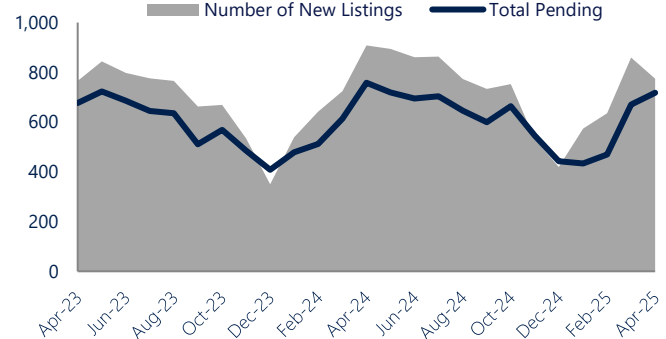
In April, there was 1.7 months of supply available in Anne Arundel County, compared to 1.4 in April 2024. That is an increase of 18% versus a year ago.

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.

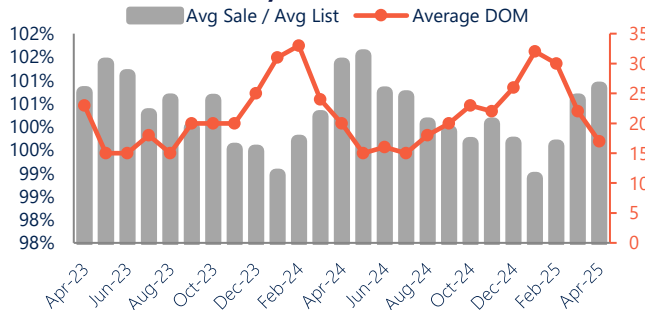
## New Listings & Current Contracts

This month there were 774 homes newly listed for sale in Anne Arundel County compared to 908 in April 2024, a decrease of 15%. There were 718 current contracts pending sale this April compared to 758 a year ago. The number of current contracts is 5% lower than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Anne Arundel County was 100.8% of the average list price, which is 0.5% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 20, a decrease of 15%.