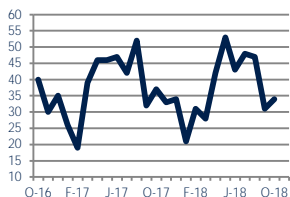


Zip Code(s): 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765

### Units Sold

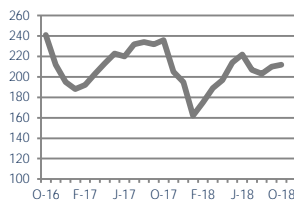
34



Down -8%  
Vs. Year Ago

### Active Inventory

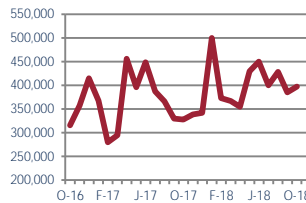
212



Down -10%  
Vs. Year Ago

### Median Sale Price

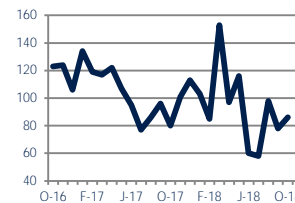
\$397,500



Up 21%  
Vs. Year Ago

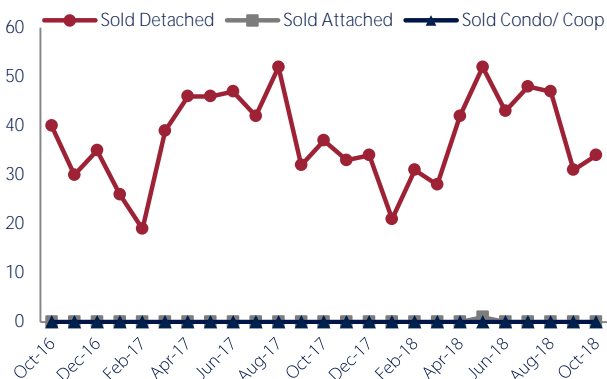
### Days On Market

86



Up 7%  
Vs. Year Ago

### Units Sold\*



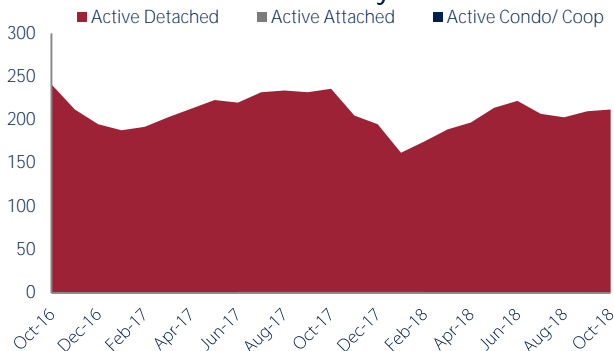
### Units Sold

There was an increase in total units sold in October, with 34 sold this month in Davidsonville, Lothian, and Southern Anne Arundel versus 31 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 8% versus October 2017.

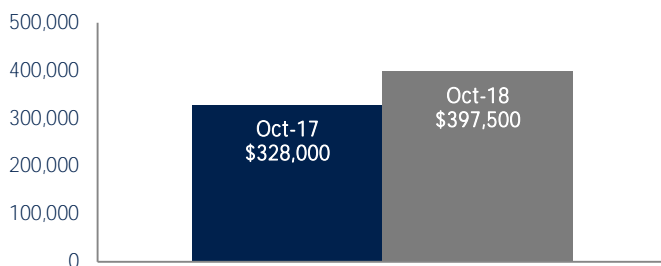
### Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 10%. The total number of active inventory this October was 212 compared to 236 in October 2017. This month's total of 212 is higher than the previous month's total supply of available inventory of 210, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Davidsonville, Lothian, and Southern Anne Arundel Homes was \$328,000. This October, the median sale price was \$397,500, an increase of 21% or \$69,500 compared to last year. The current median sold price is 3% higher than in September.

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

Davidsonville, Lothian, and Southern Anne Arundel are defined as properties listed in zip code/s 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765.

\*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.

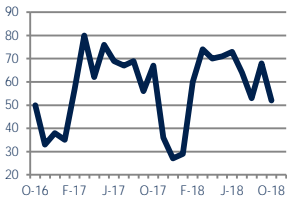
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Zip Code(s): 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765

**New Listings**

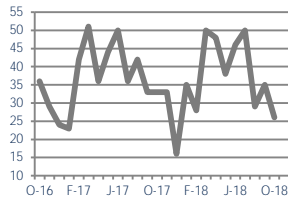
52



**Down -22%**  
Vs. Year Ago

**Current Contracts**

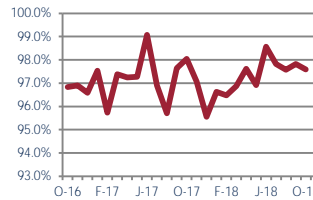
26



**Down -21%**  
Vs. Year Ago

**Sold Vs. List Price**

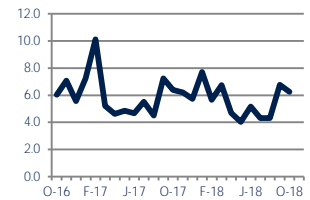
97.6%



**No Change**  
Vs. Year Ago

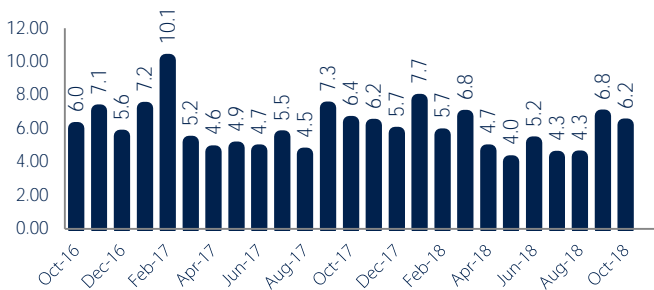
**Months of Supply**

6.2



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

**Months Of Supply**



**Months of Supply**

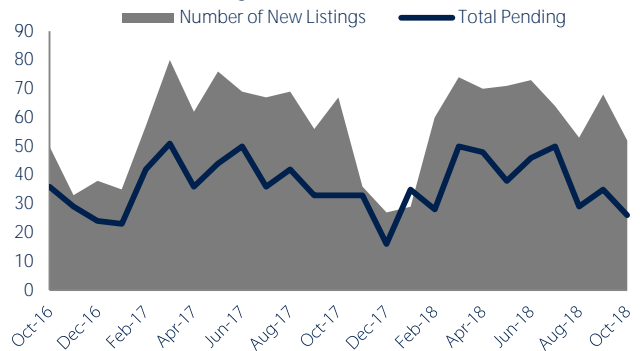
In October, there was 6.2 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 6.4 in October 2017. That is a decrease of 2% versus a year ago.

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.

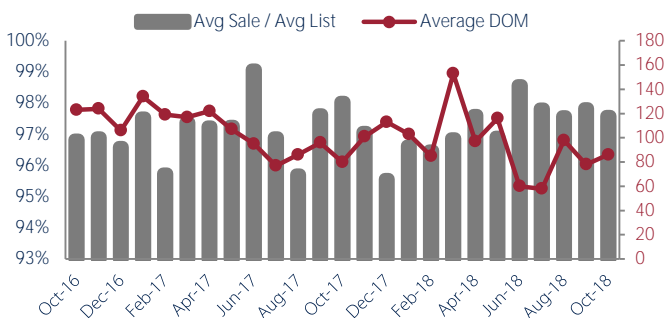
**New Listings & Current Contracts**

This month there were 52 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 67 in October 2017, a decrease of 22%. There were 26 current contracts pending sale this October compared to 33 a year ago. The number of current contracts is 21% lower than last October.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In October, the average sale price in Davidsonville, Lothian, and Southern Anne Arundel was 97.6% 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 86, higher than the average last year, which was 80, an increase of 8%.



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