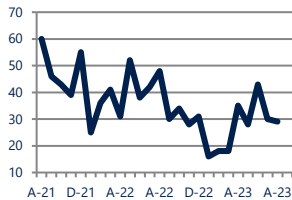




## Units Sold

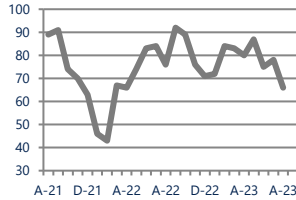
**29**



**Down**  
Vs. Year Ago

## Active Inventory

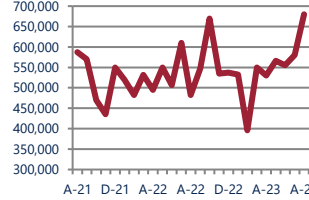
**66**



**Down -13%**  
Vs. Year Ago

## Median Sale Price

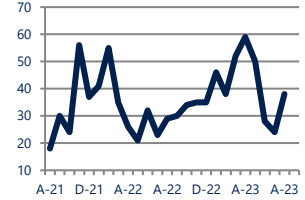
**\$680,000**



**Up**  
Vs. Year Ago

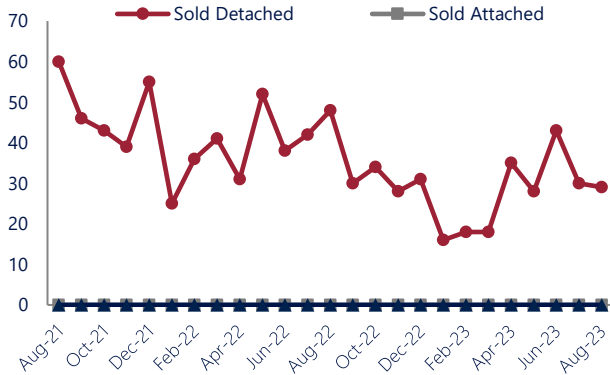
## Days On Market

**38**



**Up 31%**  
Vs. Year Ago

## Units Sold\*



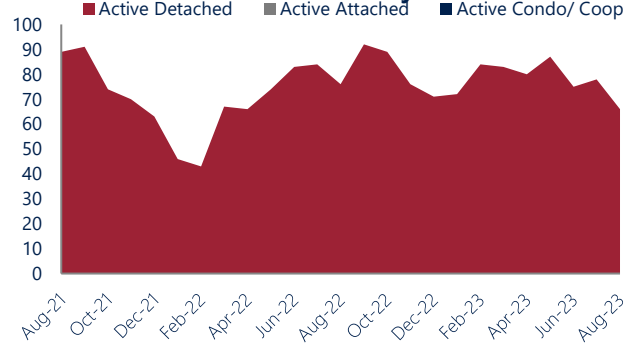
## Units Sold

With relatively few transactions, there was a decrease in total units sold in August, with 29 sold this month in Davidsonville, Lothian, and Southern Anne Arundel. This month's total units sold was lower than at this time last year, a decrease from August 2022.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 13%. The total number of active inventory this August was 66 compared to 76 in August 2022. This month's total of 66 is lower than the previous month's total supply of available inventory of 78, a decrease of 15%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last August, the median sale price for Davidsonville, Lothian, and Southern Anne Arundel Homes was \$482,500. This August, the median sale price was \$680,000, an increase of \$197,500 compared to last year. The current median sold price is higher than in July. 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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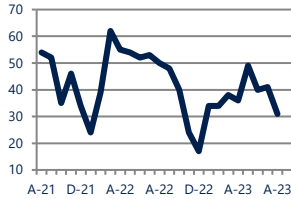




Zip Code(s): 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765

### New Listings

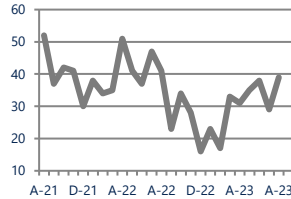
31



**Down -38%**  
Vs. Year Ago

### Current Contracts

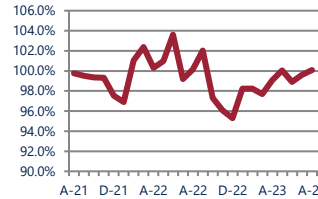
39



**Down -5%**  
Vs. Year Ago

### Sold Vs. List Price

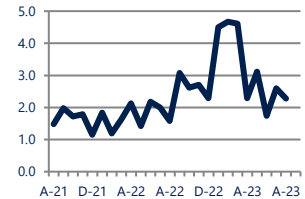
100.1%



**No Change**  
Vs. Year Ago

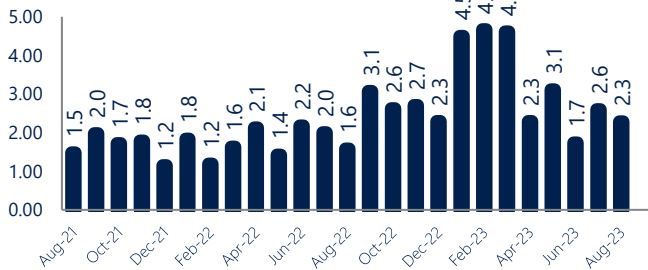
### Months of Supply

2.3



**Up 44%**  
Vs. Year Ago

### Months Of Supply



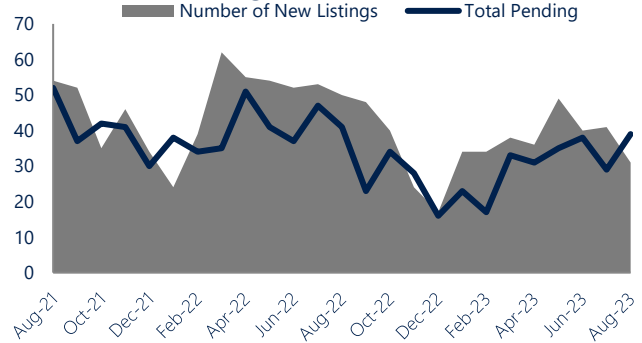
### Months of Supply

In August, there was 2.3 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 1.6 in August 2022. That is an increase of 44% 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.

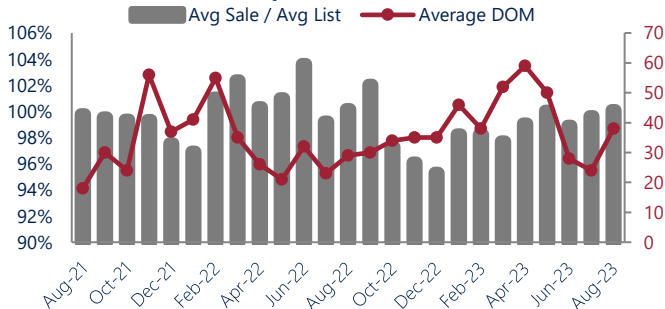
### New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 50 in August 2022, a decrease of 38%. There were 39 current contracts pending sale this August compared to 41 a year ago. The number of current contracts is 5% lower than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Davidsonville, Lothian, and Southern Anne Arundel was 100.1% 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 38, higher than the average last year, which was 29, an increase of 31%.



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