

THE LONG & FOSTER MARKET MINUTE™

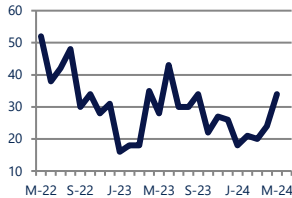
FOCUS ON: **DAVIDSONVILLE, LOTHIAN, AND SOUTHERN ANNE ARUNDEL HOUSING MARKET**

MAY 2024

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

Units Sold

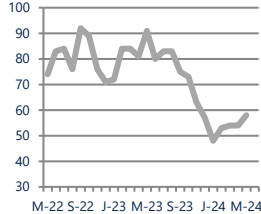
34



Up
Vs. Year Ago

Active Inventory

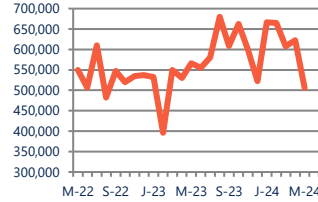
58



Down -36%
Vs. Year Ago

Median Sale Price

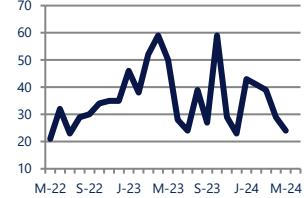
\$506,000



Down -11%
Vs. Year Ago

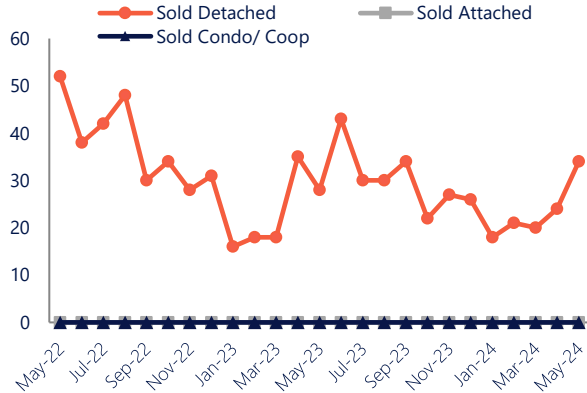
Days On Market

24



Down
Vs. Year Ago

Units Sold*



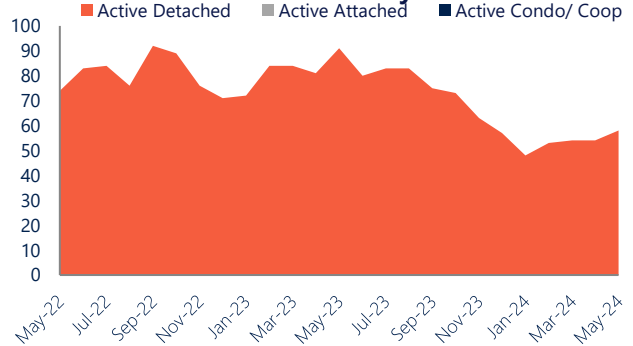
Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 34 sold this month in Davidsonville, Lothian, and Southern Anne Arundel. This month's total units sold was higher than at this time last year, an increase from May 2023.

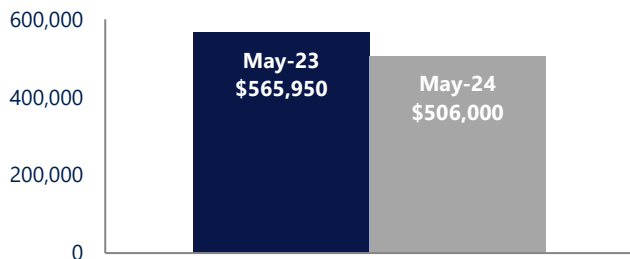
Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 36%. The total number of active inventory this May was 58 compared to 91 in May 2023. This month's total of 58 is higher than the previous month's total supply of available inventory of 54, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Davidsonville, Lothian, and Southern Anne Arundel Homes was \$565,950. This May, the median sale price was \$506,000, a decrease of 11% or \$59,950 compared to last year. The current median sold price is 19% lower than in April.

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.

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.

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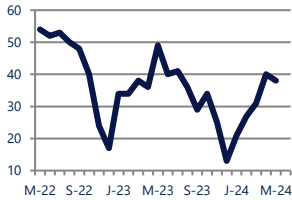
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New Listings

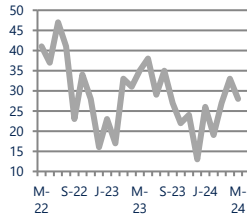
38



Down -22%
Vs. Year Ago

Current Contracts

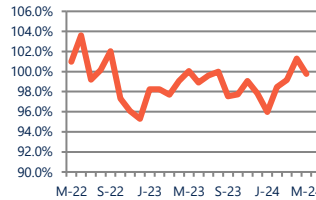
28



Down -20%
Vs. Year Ago

Sold Vs. List Price

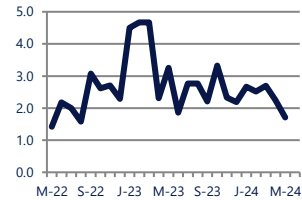
99.8%



No Change
Vs. Year Ago

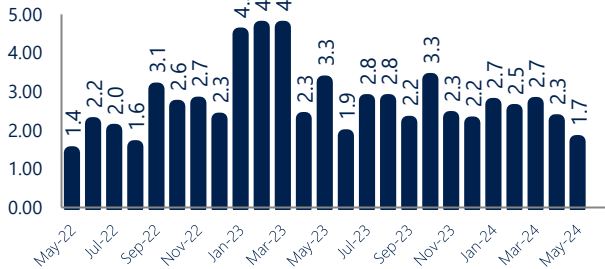
Months of Supply

1.7



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

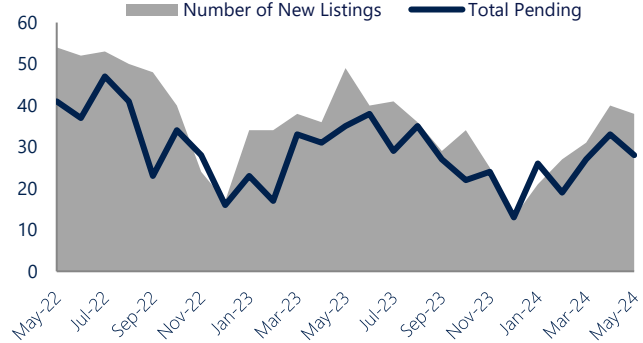
In May, there was 1.7 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 3.3 in May 2023. That is a decrease of 48% versus a year ago.

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.

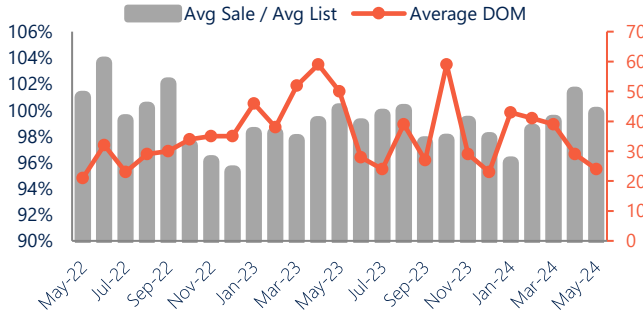
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 49 in May 2023, a decrease of 22%. There were 28 current contracts pending sale this May compared to 35 a year ago. The number of current contracts is 20% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Davidsonville, Lothian, and Southern Anne Arundel was 99.8% 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 24, lower than the average last year, which was 50. This decrease was impacted by the limited number of sales.

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