

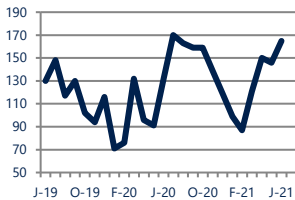


Focus On: Annapolis Housing Market

June 2021

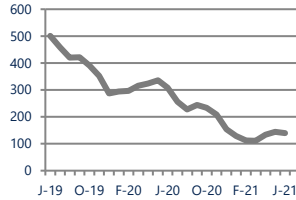
Zip Code(s): 21401, 21403, 21402 and 21405

Units Sold
165



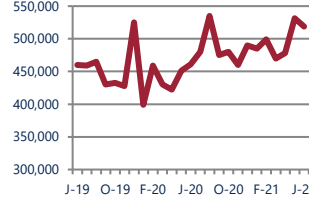
Up 25%
Vs. Year Ago

Active Inventory
139



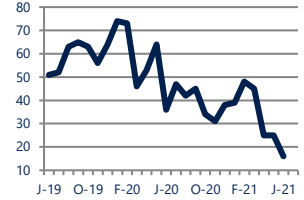
Down -55%
Vs. Year Ago

Median Sale Price
\$519,000



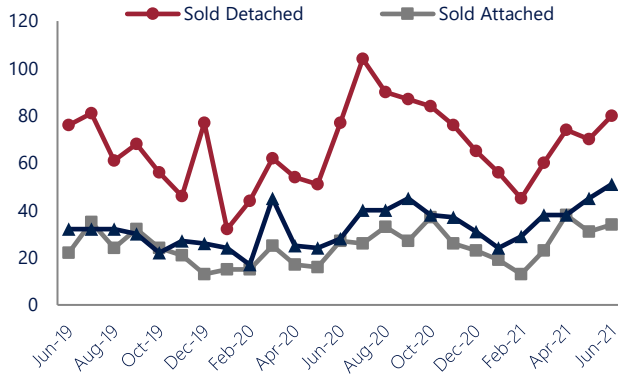
Up 13%
Vs. Year Ago

Days On Market
16



Down -56%
Vs. Year Ago

Units Sold*



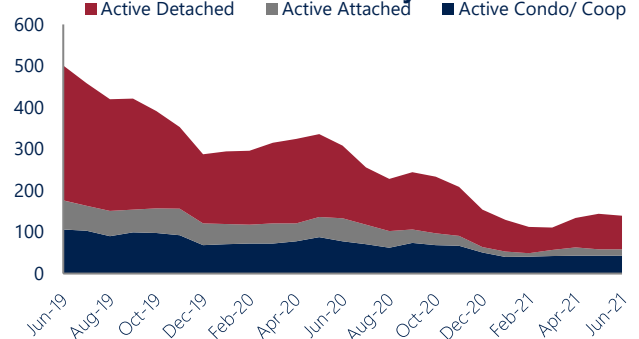
Units Sold

There was an increase in total units sold in June, with 165 sold this month in Annapolis versus 146 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 25% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 169 units or 55%. The total number of active inventory this June was 139 compared to 308 in June 2020. This month's total of 139 is lower than the previous month's total supply of available inventory of 144, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Annapolis Homes was \$461,000. This June, the median sale price was \$519,000, an increase of 13% or \$58,000 compared to last year. The current median sold price is 2% lower than in May.

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

Annapolis are defined as properties listed in zip code/s 21401, 21403, 21402 and 21405.

*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.





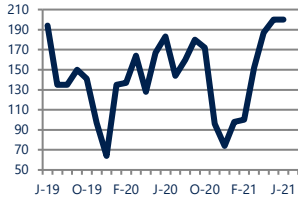
Focus On: Annapolis Housing Market

June 2021

Zip Code(s): 21401, 21403, 21402 and 21405

New Listings

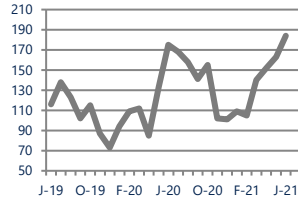
200



Up 9%
Vs. Year Ago

Current Contracts

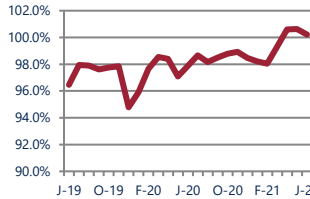
184



Up 5%
Vs. Year Ago

Sold Vs. List Price

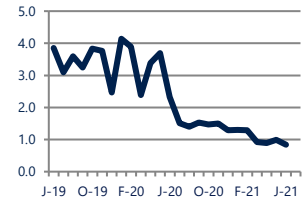
100.2%



Up 2.4%
Vs. Year Ago

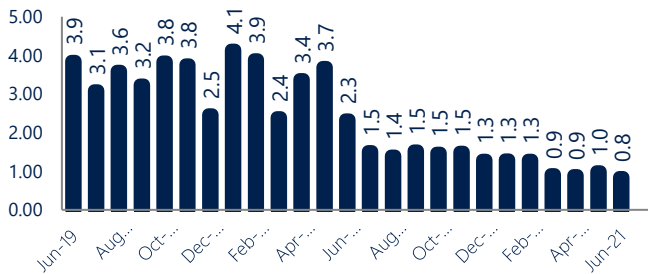
Months of Supply

0.8



Down -64%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 0.8 months of supply available in Annapolis, compared to 2.3 in June 2020. That is a decrease of 64% versus a year ago.

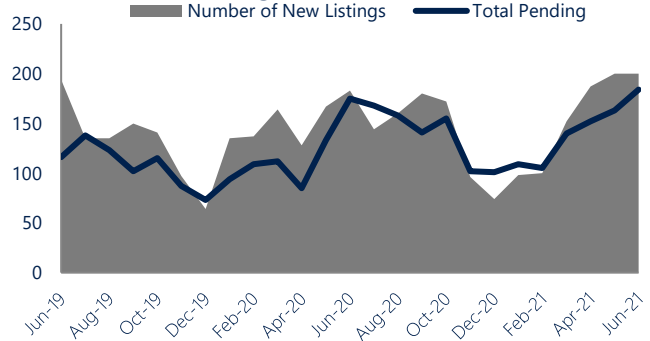
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

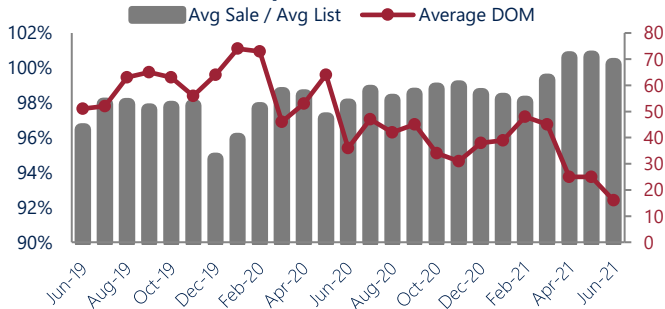
This month there were 200 homes newly listed for sale in Annapolis compared to 183 in June 2020, an increase of 9%.

There were 184 current contracts pending sale this June compared to 175 a year ago. The number of current contracts is 5% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Annapolis was 100.2% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 36, a decrease of 56%.



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