

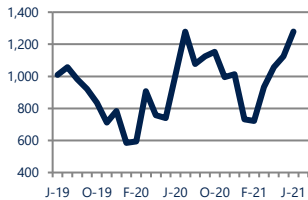


Focus On: Anne Arundel County Housing Market

June 2021

Units Sold

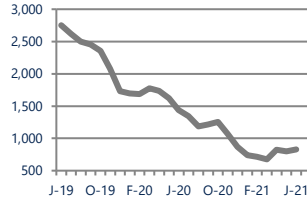
1,279



Up 26%
 Vs. Year Ago

Active Inventory

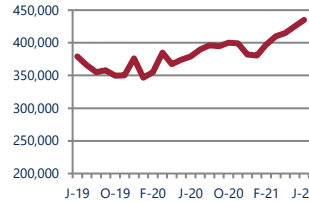
829



Down -42%
 Vs. Year Ago

Median Sale Price

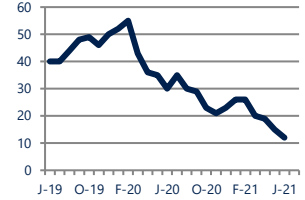
\$435,000



Up 15%
 Vs. Year Ago

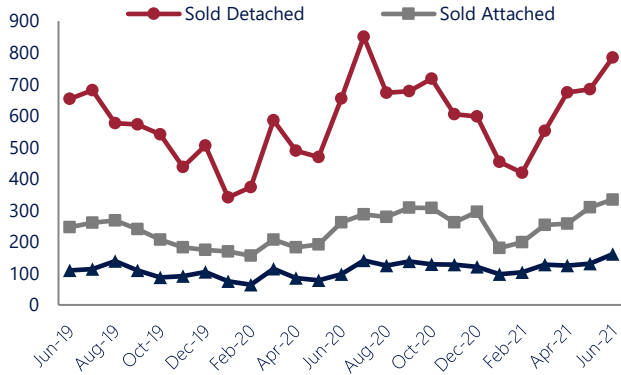
Days On Market

12



Down -60%
 Vs. Year Ago

Units Sold*



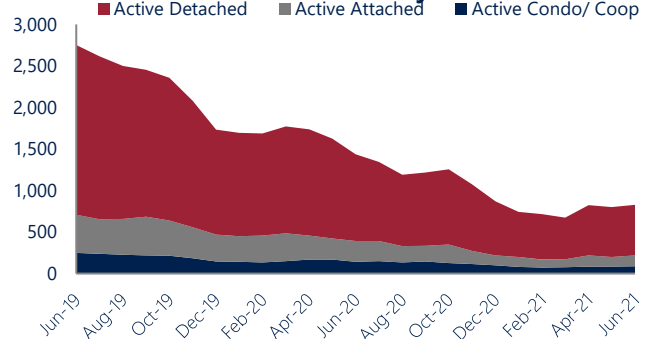
Units Sold

There was an increase in total units sold in June, with 1,279 sold this month in Anne Arundel County versus 1,124 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 26% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 609 units or 42%. The total number of active inventory this June was 829 compared to 1,438 in June 2020. This month's total of 829 is higher than the previous month's total supply of available inventory of 801, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Anne Arundel County Homes was \$379,000. This June, the median sale price was \$435,000, an increase of 15% or \$56,000 compared to last year. The current median sold price is 2% higher 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.



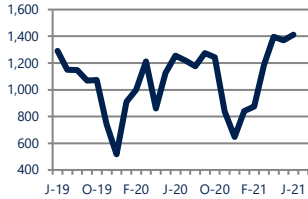
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

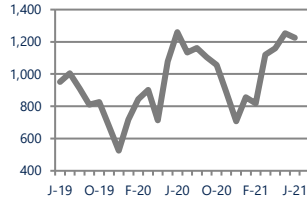
1,412



Up 13%
Vs. Year Ago

Current Contracts

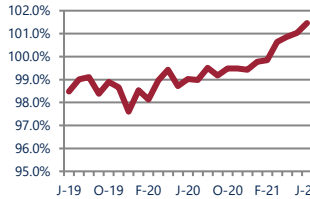
1,225



Down -3%
Vs. Year Ago

Sold Vs. List Price

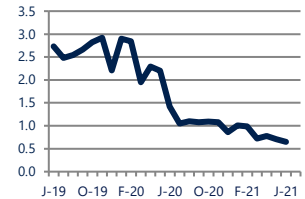
101.5%



Up 2.5%
Vs. Year Ago

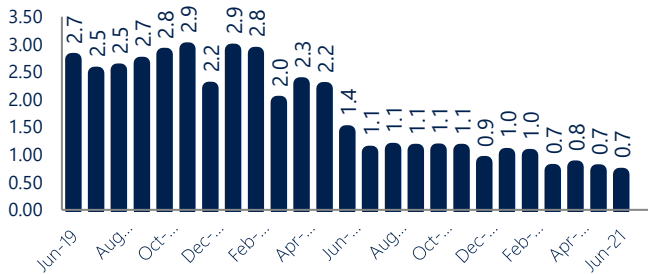
Months of Supply

0.7



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

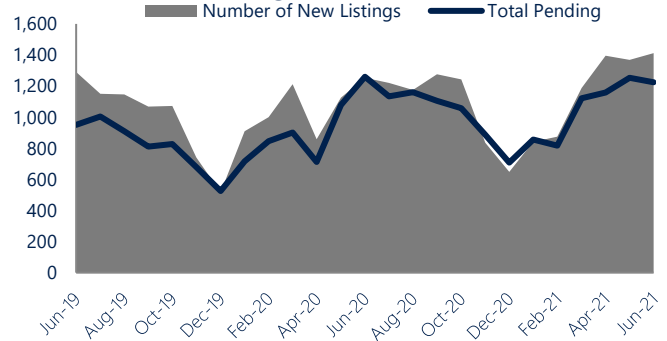
In June, there was 0.6 months of supply available in Anne Arundel County, compared to 1.4 in June 2020. That is a decrease of 54% versus a year ago.

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.

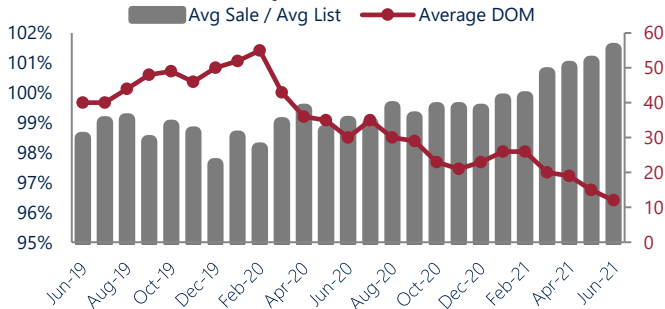
New Listings & Current Contracts

This month there were 1,412 homes newly listed for sale in Anne Arundel County compared to 1,254 in June 2020, an increase of 13%. There were 1,225 current contracts pending sale this June compared to 1,260 a year ago. The number of current contracts is 3% lower 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 Anne Arundel County was 101.5% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 30, a decrease of 60%.



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