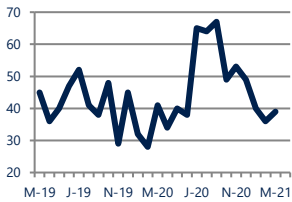




Zip Code(s): 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765

### Units Sold

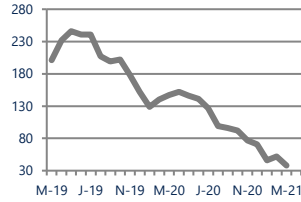
39



Down -5%  
Vs. Year Ago

### Active Inventory

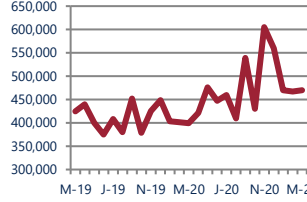
38



Down -74%  
Vs. Year Ago

### Median Sale Price

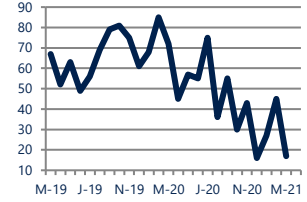
\$469,900



Up 18%  
Vs. Year Ago

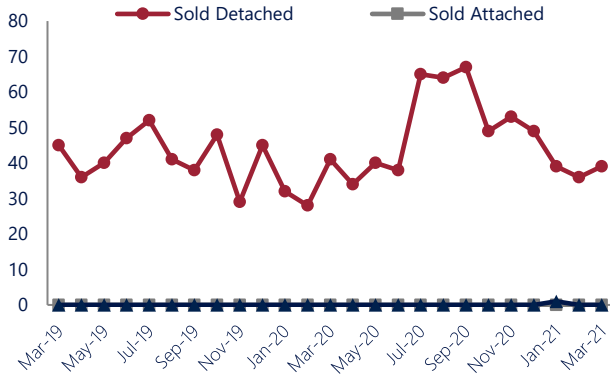
### Days On Market

17



Down  
Vs. Year Ago

### Units Sold\*



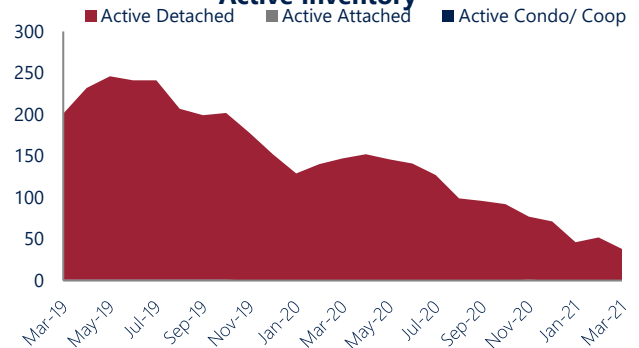
### Units Sold

There was an increase in total units sold in March, with 39 sold this month in Davidsonville, Lothian, and Southern Anne Arundel versus 36 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 5% versus March 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 109 units or 74%. The total number of active inventory this March was 38 compared to 147 in March 2020. This month's total of 38 is lower than the previous month's total supply of available inventory of 52, a decrease of 27%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Davidsonville, Lothian, and Southern Anne Arundel Homes was \$399,000. This March, the median sale price was \$469,900, an increase of 18% or \$70,900 compared to last year. The current median sold price is 1% higher than in February.

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

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\*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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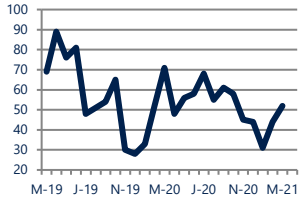




Zip Code(s): 21035, 20764, 20733, 20711, 20751, 20778, 20776, 20779, 20758 and 20765

### New Listings

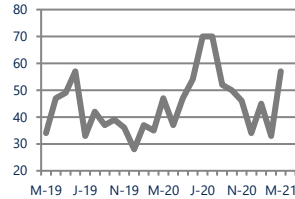
52



Down -27%  
Vs. Year Ago

### Current Contracts

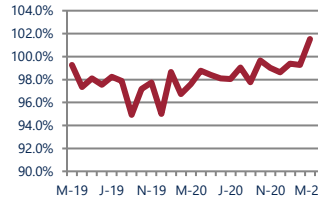
57



Up 21%  
Vs. Year Ago

### Sold Vs. List Price

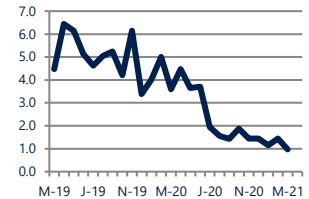
101.5%



Up 4%  
Vs. Year Ago

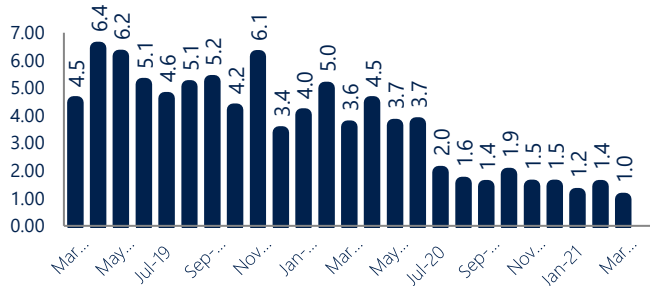
### Months of Supply

1.0



Down -73%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

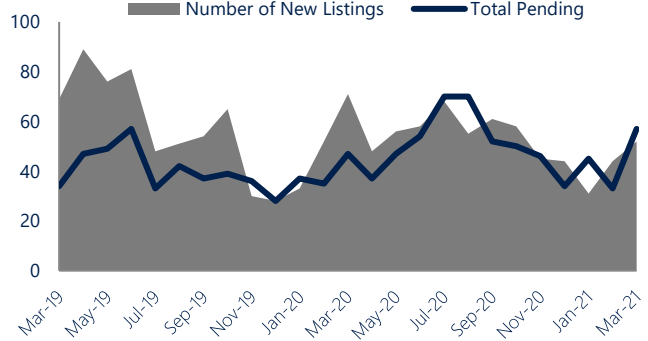
In March, there was 1.0 months of supply available in Davidsonville, Lothian, and Southern Anne Arundel, compared to 3.6 in March 2020. That is a decrease of 73% versus a year ago.

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.

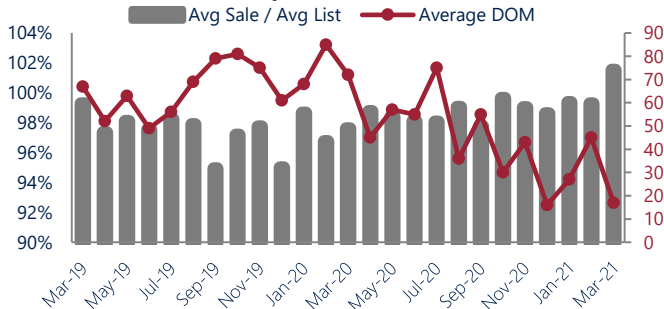
### New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Davidsonville, Lothian, and Southern Anne Arundel compared to 71 in March 2020, a decrease of 27%. There were 57 current contracts pending sale this March compared to 47 a year ago. The number of current contracts is 21% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Davidsonville, Lothian, and Southern Anne Arundel was 101.5% of the average list price, which is 3.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 72. This decrease was impacted by the limited number of sales.



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