



# THE LONG & FOSTER® MARKETMINUTE



## Focus On: Annapolis Housing Market

February 2016

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

### Units Sold

68

### Active Inventory

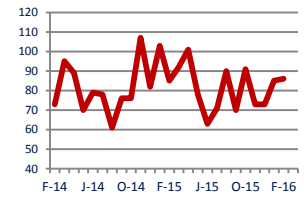
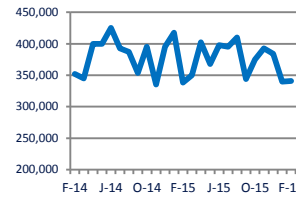
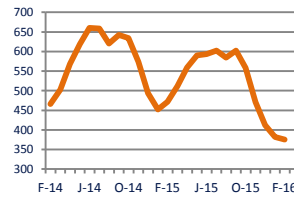
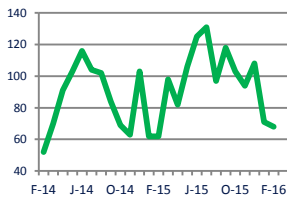
375

### Median Sale Price

\$341,000

### Days On Market

86

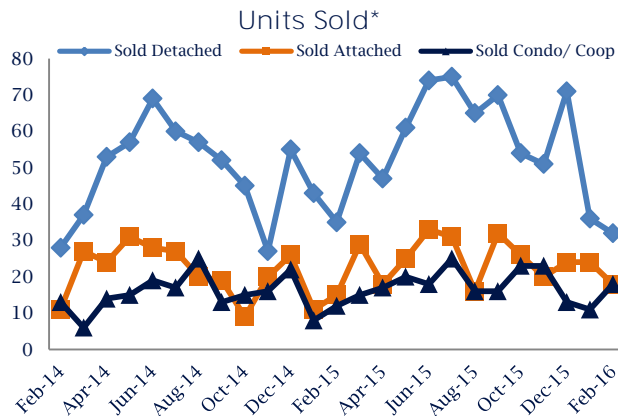


Up 10%  
Vs. Year Ago

Down -21%  
Vs. Year Ago

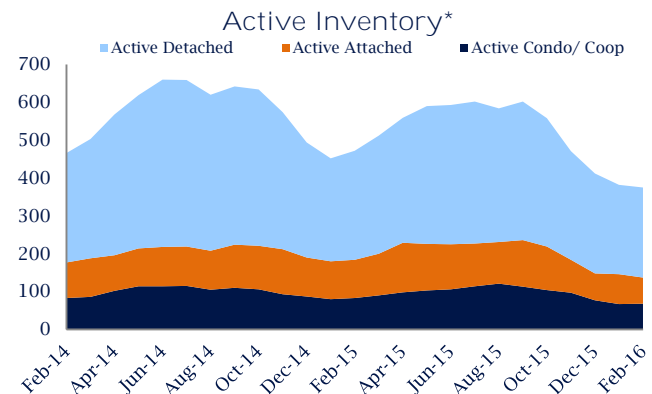
Up 1%  
Vs. Year Ago

Up 1%  
Vs. Year Ago



### Units Sold

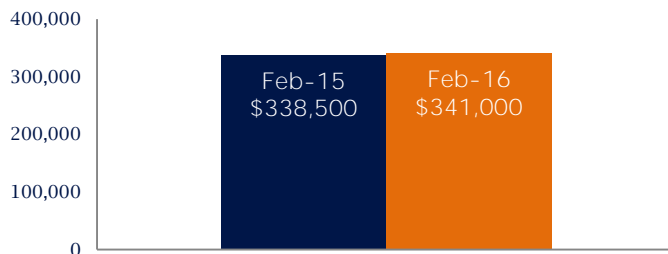
There was a decrease in total units sold in February, with 68 sold this month in Annapolis versus 71 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 10% versus February 2015.



### Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 21%. The total number of active inventory this February was 375 compared to 472 in February 2015. This month's total of 375 is lower than the previous month's total supply of available inventory of 382, a decrease of 2%.

### Median Sale Price



### Median Sale Price

Last February, the median sale price for Annapolis Homes was \$338,500. This February, the median sale price was \$341,000, an increase of 1% or \$2,500 compared to last year. The current median sold price is approximately the same as the median price in January.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



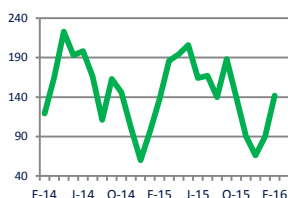


## Focus On: Annapolis Housing Market

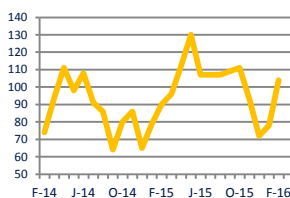
February 2016

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

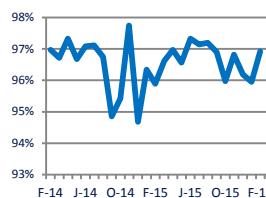
New Listings  
142



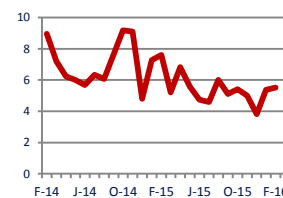
Current Contracts  
104



Sold Vs. List Price  
96.9%



Months of Supply  
5.5



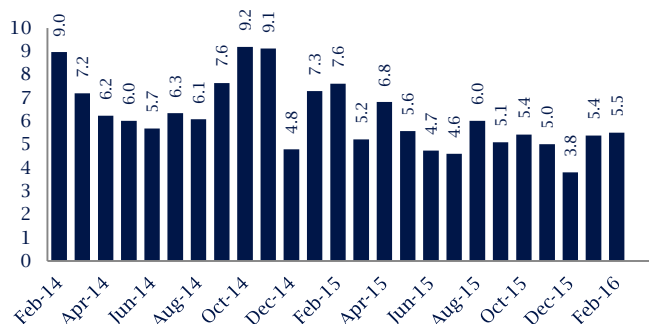
Up 4%  
Vs. Year Ago

Up 16%  
Vs. Year Ago

Up 1.1%  
Vs. Year Ago

Down -28%  
Vs. Year Ago

Months Of Supply



### Months of Supply

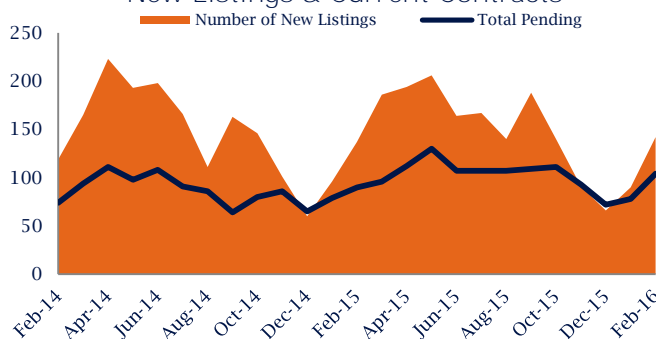
In February, there was 5.5 months of supply available in Annapolis, compared to 7.6 in February 2015. That is a decrease of 28% versus a year ago.

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.

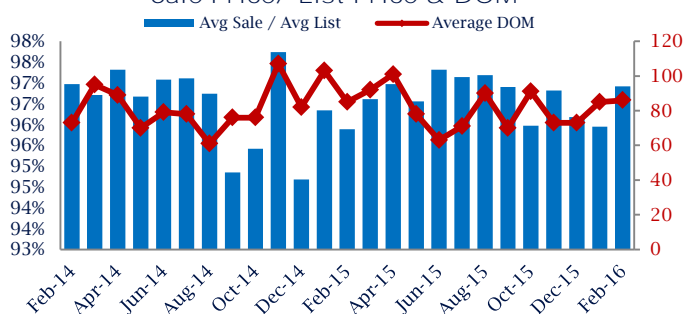
### New Listings & Current Contracts

This month there were 142 homes newly listed for sale in Annapolis compared to 137 in February 2015, an increase of 4%. There were 104 current contracts pending sale this February compared to 90 a year ago. The number of current contracts is 16% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Annapolis was 96.9% of the average list price, which is 1.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 86, higher than the average last year, which was 85, an increase of 1%.

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