



Focus On: Anne Arundel County Housing Market

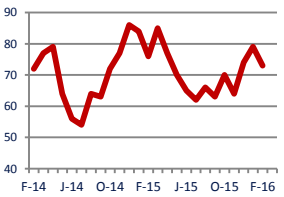
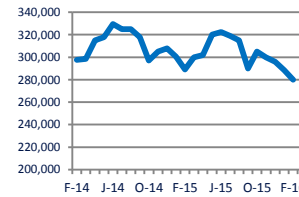
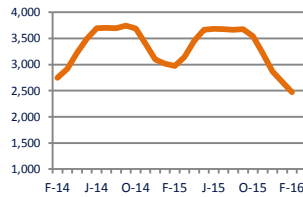
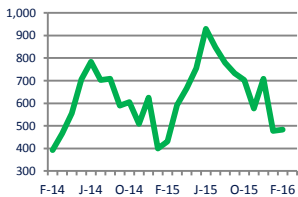
February 2016

Units Sold
483

Active Inventory
2,474

Median Sale Price
\$279,900

Days On Market
73

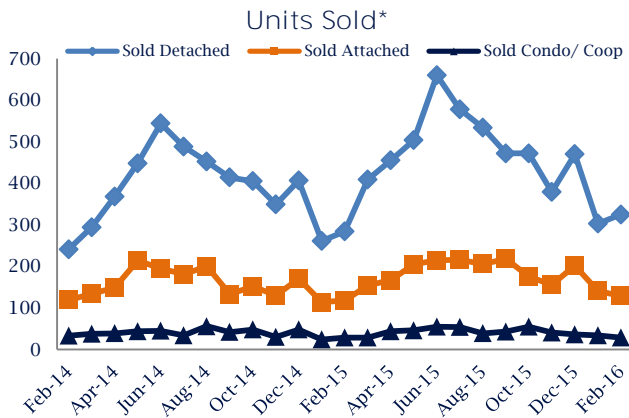


Up 12%
Vs. Year Ago

Down -17%
Vs. Year Ago

Down -3%
Vs. Year Ago

Down -4%
Vs. Year Ago

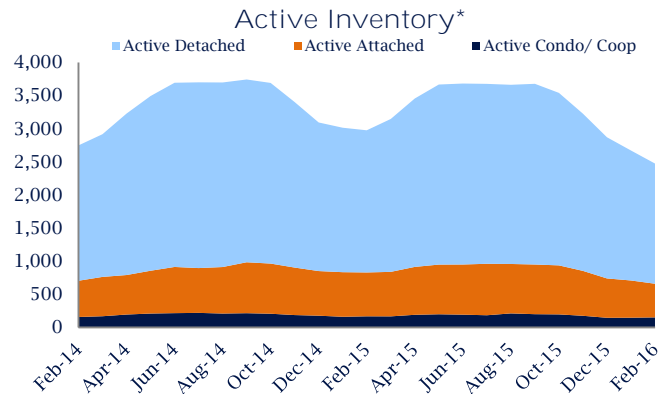


Units Sold

There was an increase in total units sold in February, with 483 sold this month in Anne Arundel County versus 478 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 12% versus February 2015.

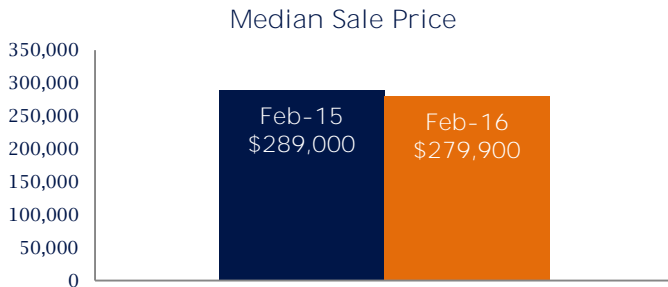
Active Inventory

Versus last year, the total number of homes available this month is lower by 502 units or 17%. The total number of active inventory this February was 2,474 compared to 2,976 in February 2015. This month's total of 2,474 is lower than the previous month's total supply of available inventory of 2,671, a decrease of 7%.



Median Sale Price

Last February, the median sale price for Anne Arundel County Homes was \$289,000. This February, the median sale price was \$279,900, a decrease of 3% or \$9,100 compared to last year. The current median sold price is 3% lower than in January.



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.

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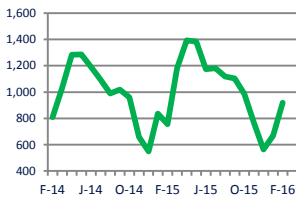


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February 2016

New Listings

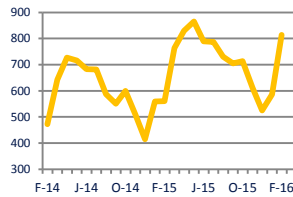
918



Up 21%
Vs. Year Ago

Current Contracts

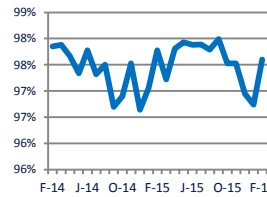
814



Up 45%
Vs. Year Ago

Sold Vs. List Price

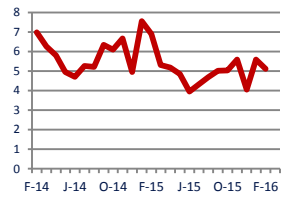
97.6%



No Change
Vs. Year Ago

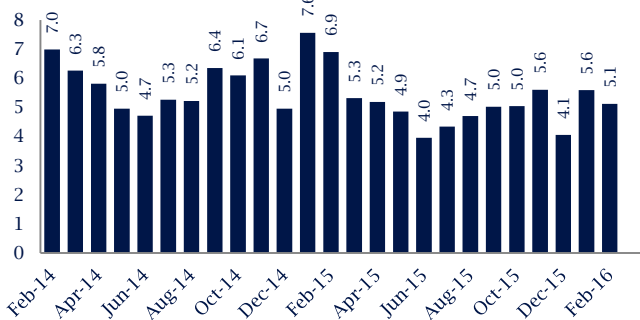
Months of Supply

5.1



Down -26%
Vs. Year Ago

Months Of Supply



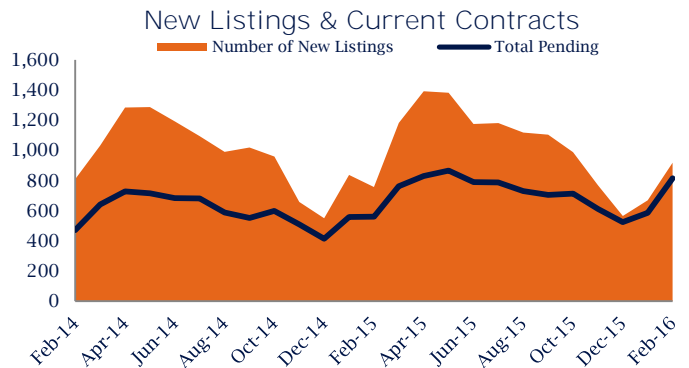
Months of Supply

In February, there was 5.1 months of supply available in Anne Arundel County, compared to 6.9 in February 2015. That is a decrease of 26% versus a year ago.

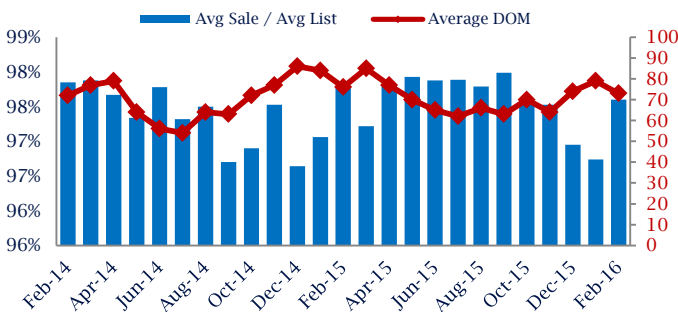
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 918 homes newly listed for sale in Anne Arundel County compared to 757 in February 2015, an increase of 21%. There were 814 current contracts pending sale this February compared to 560 a year ago. The number of current contracts is 45% higher than last February.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Anne Arundel County was 97.6% 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 73, lower than the average last year, which was 76, a decrease of 4%.

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