

LuxInsight

LUXURY HOUSING MARKET REPORT

Anne Arundel County, Maryland

FEBRUARY 2025

Luxury Summary



LONG & FOSTER
REAL ESTATE

Long & Foster's All-Inclusive Services

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Global Partnerships

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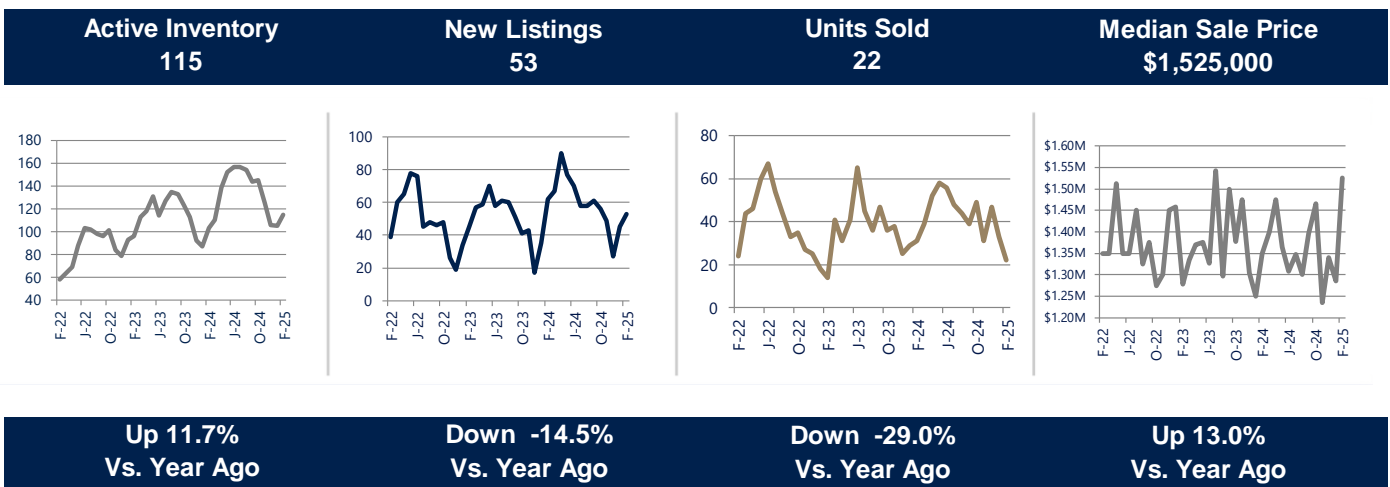
The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping. That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with a broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.

Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.



AT A GLANCE HOMES \$1 MILLION+



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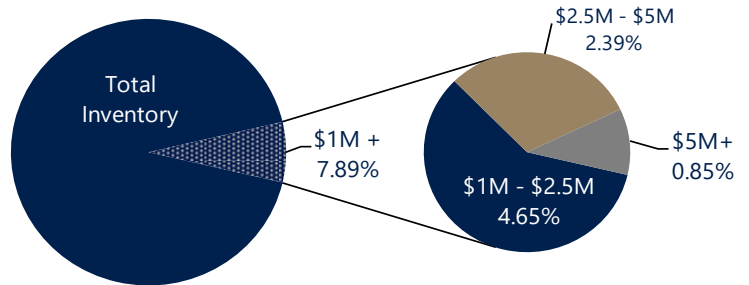
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Compared to last February, the total number of homes more than \$1 Million available this month was higher by 11.7% and higher by 19.8% compared to February 2023.

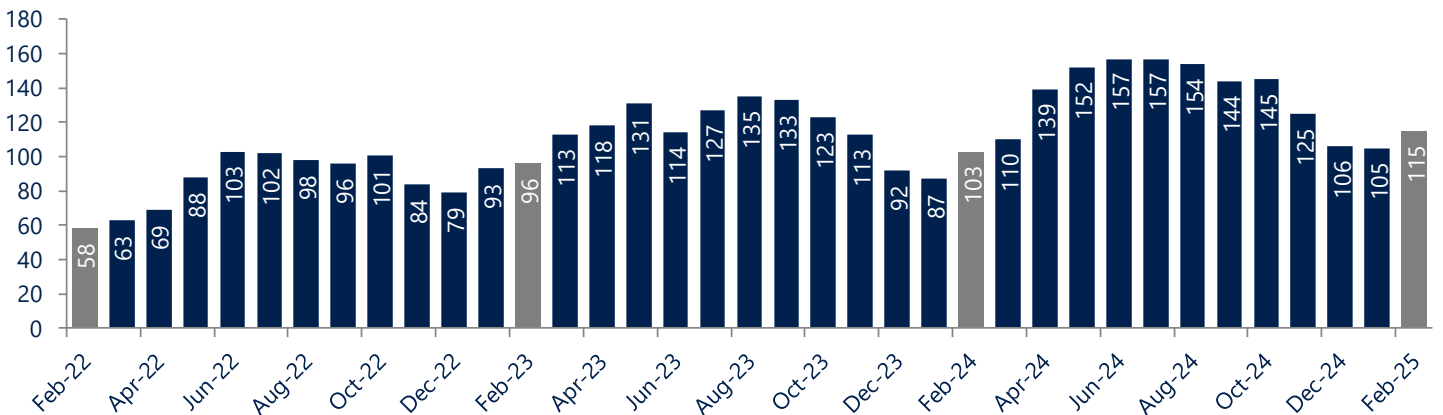
Active inventory this February was 9.5% higher than the previous month's supply of available inventory.

INVENTORY PRICE RANGES



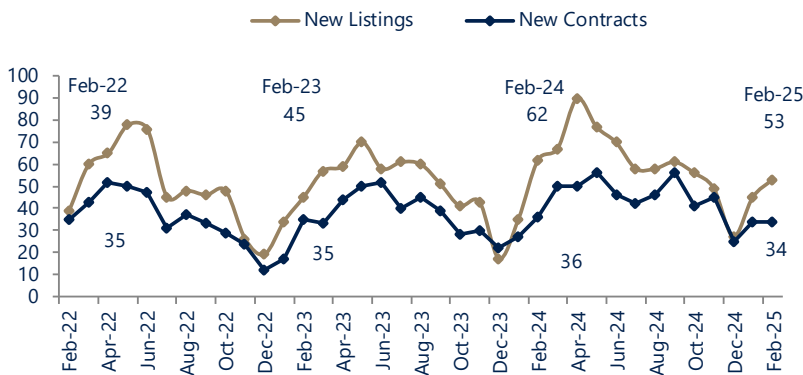
ACTIVE INVENTORY

HOMES \$1 MILLION+



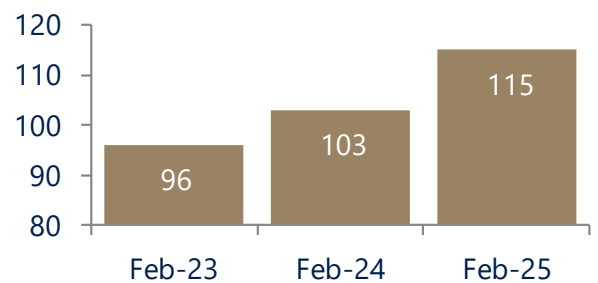
NEW LISTINGS & NEW CONTRACTS

HOMES \$1 MILLION+



ACTIVE INVENTORY

VERSUS PREVIOUS YEARS
HOMES \$1 MILLION+

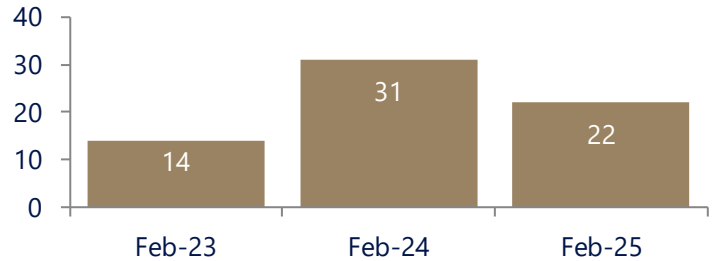


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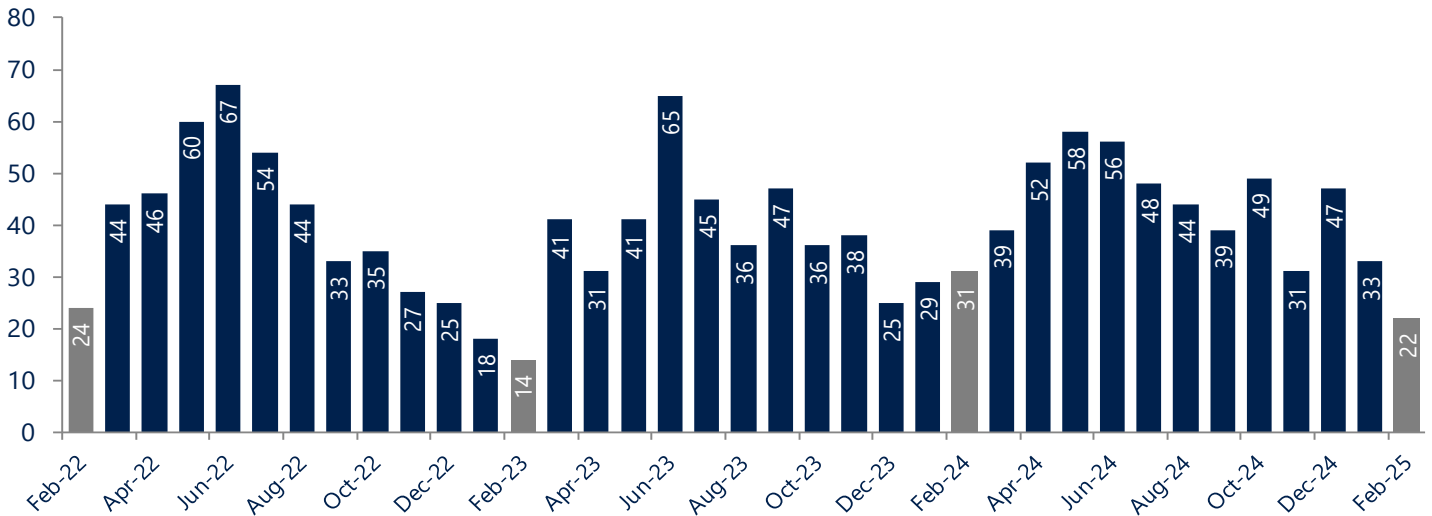
This month's units sold for homes more than \$1 Million was lower than at this time last year, a decrease of 29.0% versus last February and an increase of 57.1% versus February of 2023.

There was a decrease of 33.3% in luxury units sold in February compared to January of this year.

UNITS SOLD
VERSUS PREVIOUS YEARS
HOMES \$1 MILLION+



UNITS SOLD
HOMES \$1 MILLION+



RECENT SELECTED LUXURY SALES

HOMES \$1 MILLION+

Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
February 14, 2025	Arnold	21012	\$1,945,000	\$1,775,000	91.3%	145		✓
February 10, 2025	Millersville	21108	\$1,700,000	\$1,758,000	103.4%	1		✓
February 28, 2025	Shady Side	20764	\$1,448,000	\$1,475,000	101.9%	238		✓
February 3, 2025	Pasadena	21122	\$1,450,000	\$1,350,000	93.1%	106		✓
January 31, 2025	Annapolis	21401	\$5,150,000	\$4,625,000	89.8%	200	✓	
January 7, 2025	Annapolis	21409	\$3,750,000	\$3,575,000	95.3%	155	✓	
January 16, 2025	Annapolis	21401	\$3,385,000	\$3,320,000	98.1%	11		✓
January 30, 2025	Annapolis	21403	\$1,770,000	\$1,770,000	100.0%	1	✓	
January 28, 2025	Annapolis	21401	\$1,795,000	\$1,600,000	89.1%	9		✓
January 31, 2025	West River	20778	\$1,340,000	\$1,187,000	88.6%	142		✓

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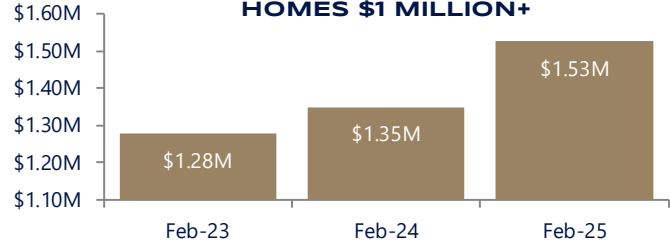
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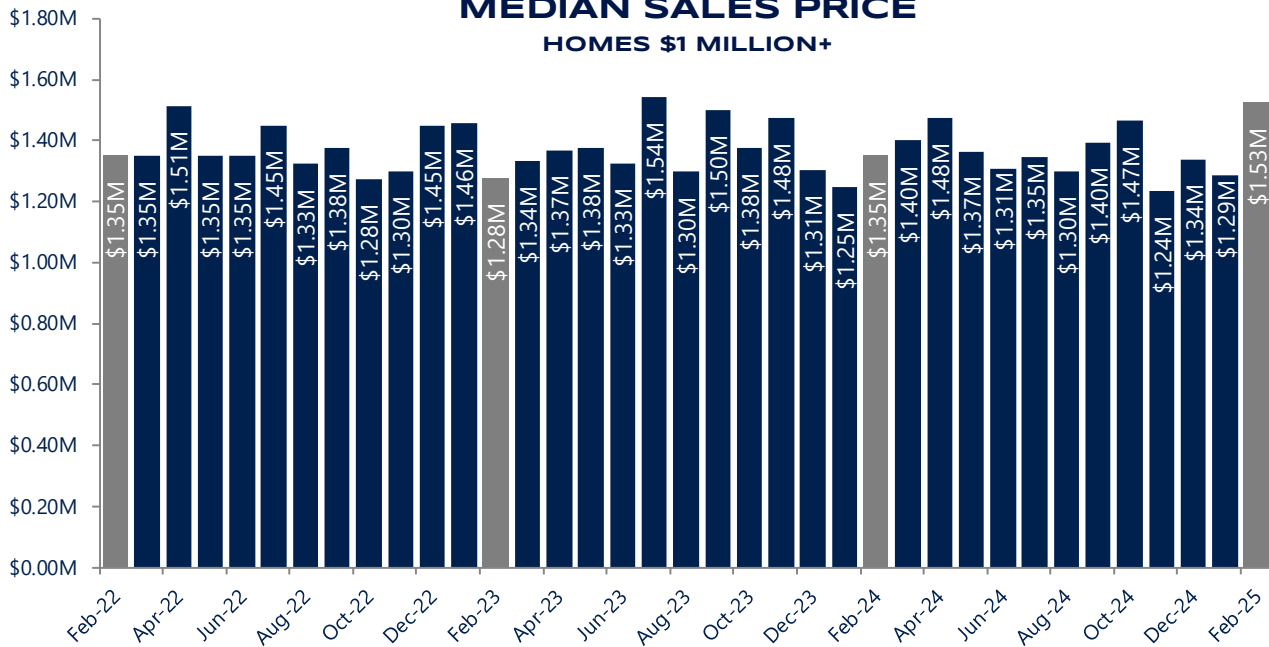
In February, the median sales price for homes more than \$1 Million was \$1,525,000, an increase of 13.0% compared to last year.

The current median sales price was higher by 18.7% than in January.

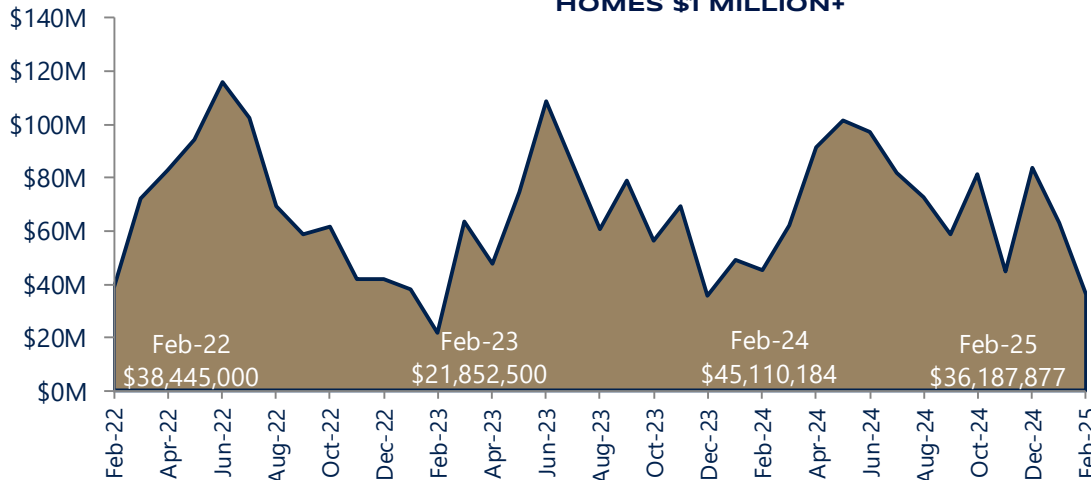
**MEDIAN SALES PRICE
VERSUS PREVIOUS YEARS
HOMES \$1 MILLION+**



**MEDIAN SALES PRICE
HOMES \$1 MILLION+**



**TOTAL DOLLAR VOLUME SOLD
HOMES \$1 MILLION+**



Total volume sold this February was 19.8% lower than the same month one year ago.

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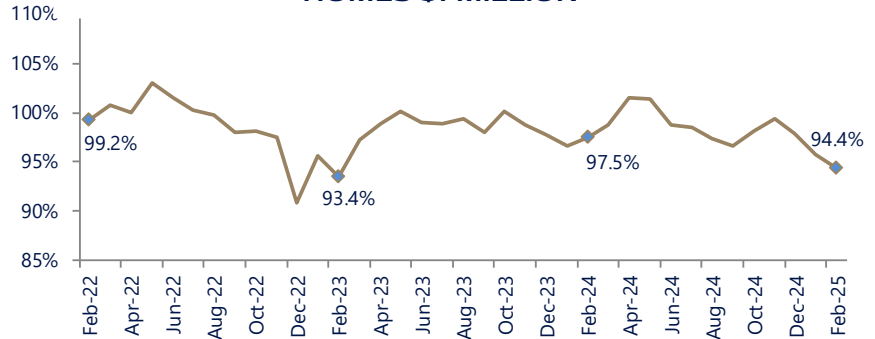
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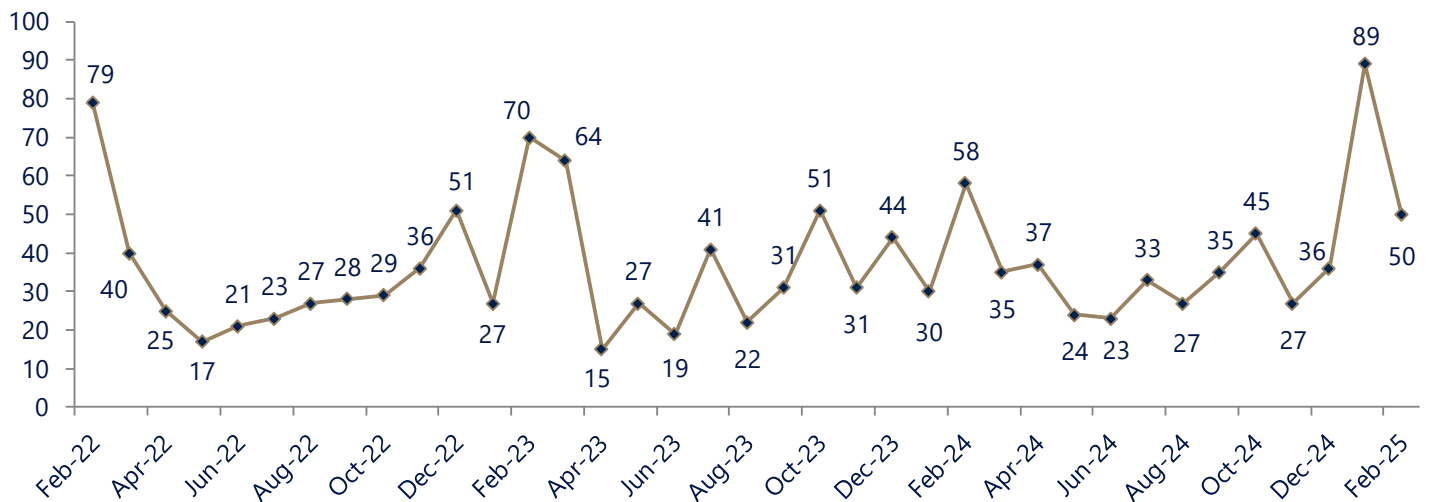
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In February, the average sale price for homes more than \$1 Million was 94.4% of the average list price, which is 3.1% lower than at this time. This month, the average number of days on market was 50, lower than the average last year, which was 58, a decrease of 13.8%.

SALE PRICE AS % OF LIST PRICE HOMES \$1 MILLION+

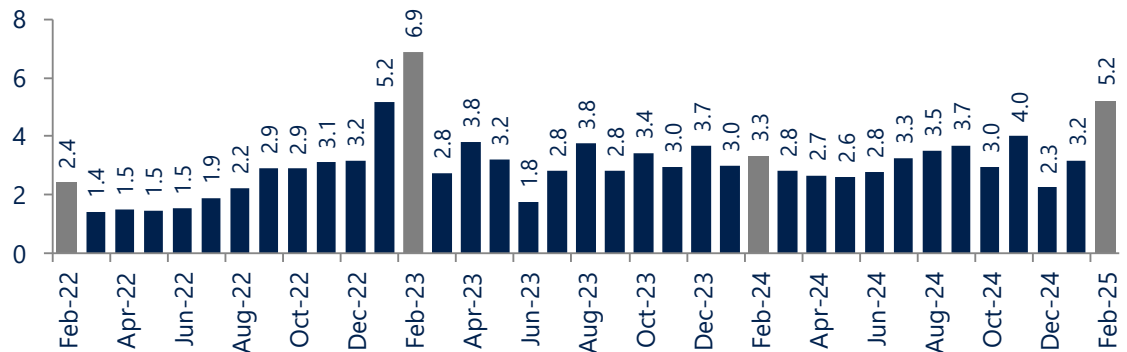


DAYS ON MARKET HOMES \$1 MILLION+



MONTHS OF SUPPLY HOMES \$1 MILLION+

In February, there were 5.2 months of supply available, compared to 3.3 in February of 2024. That is an increase of 57.6% versus a year ago.



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References & Definitions

ANNE ARUNDEL, MD: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the Metropolitan Regional Information Systems (MRIS) MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Anne Arundel, Maryland only.

Analysis dates for all regions are February 1, 2022 through February 28, 2025.

Contacts & Disclaimers

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"Information contained in this report is deemed reliable but not guaranteed, should be independently verified and does not constitute an opinion of Long & Foster Real Estate, Inc."

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