

INSTITUTE *for*  
LUXURY HOME  
MARKETING®

*Home of the CLHMS™*

JULY  
2024

ANNE ARUNDEL  
COUNTY  
MARYLAND

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[www.LuxuryHomeMarketing.com](http://www.LuxuryHomeMarketing.com)

# ANNE ARUNDEL COUNTY SINGLE-FAMILY HOMES

Luxury Benchmark Price<sup>1</sup>: **\$750,000**

## LUXURY INVENTORY VS. SALES | JUNE 2024

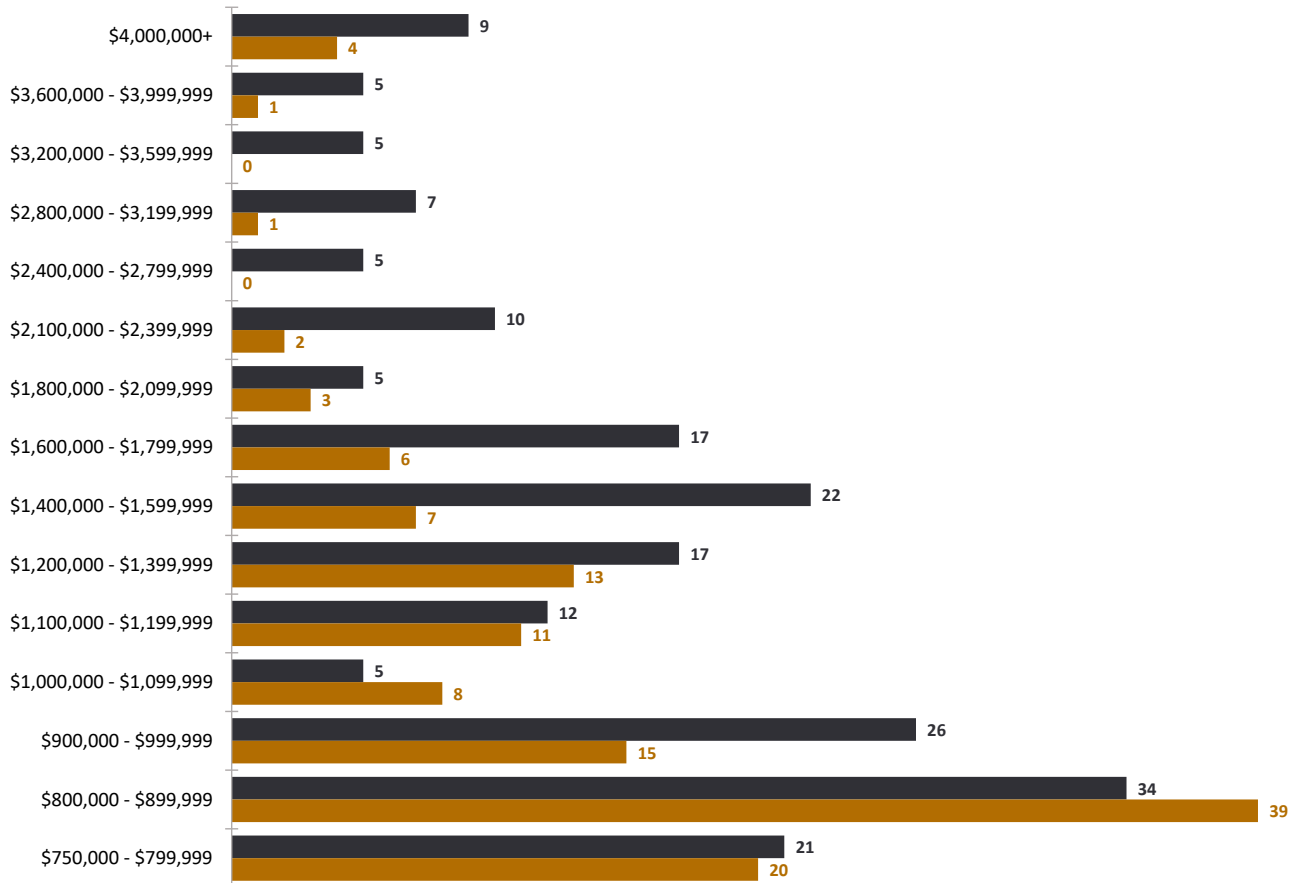
Total Inventory: **200**

Total Sales: **130**

Total Sales Ratio<sup>2</sup>: **65%**

**Seller's Market**

Inventory Sales



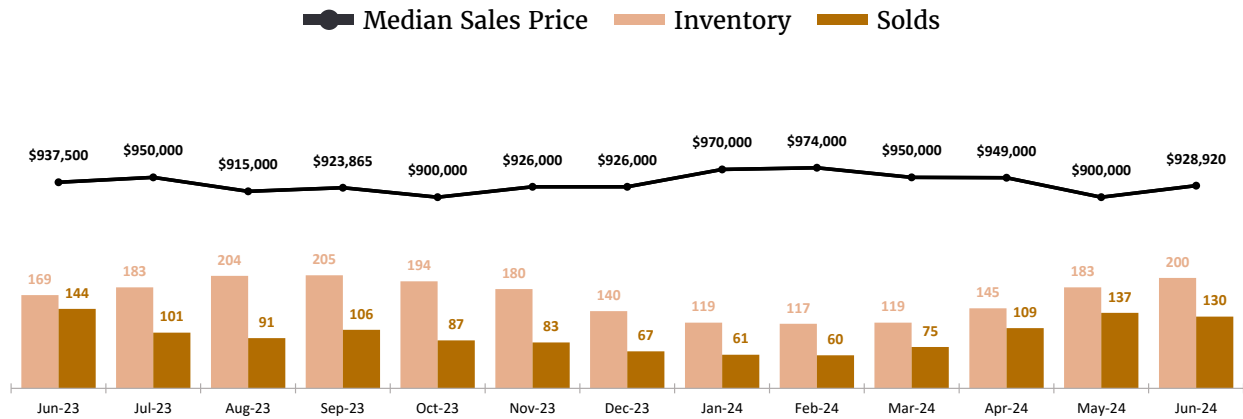
Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$860,075	4	3	73	85	86%
3,000 - 3,999	\$985,000	4	4	37	55	67%
4,000 - 4,999	\$1,000,000	5	5	11	35	31%
5,000 - 5,999	\$1,350,000	6	5	6	14	43%
6,000 - 6,999	\$5,850,000	5	6	1	4	25%
7,000+	NA	NA	NA	0	5	0%

<sup>1</sup>The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.

# ANNE ARUNDEL COUNTY SINGLE-FAMILY HOMES

Luxury Benchmark Price<sup>3</sup>: **\$750,000**

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | JUNE

### TOTAL INVENTORY

Jun. 2023    Jun. 2024  
**169**        **200**

VARIANCE: **18%**

### TOTAL SOLDS

Jun. 2023    Jun. 2024  
**144**        **130**

VARIANCE: **-10%**

### SALES PRICE

Jun. 2023    Jun. 2024  
**\$938k**      **\$929k**

VARIANCE: **-1%**

### SALE PRICE PER SQFT.

Jun. 2023    Jun. 2024  
**\$342**        **\$337**

VARIANCE: **-1%**

### SALE TO LIST PRICE RATIO

Jun. 2023    Jun. 2024  
**100.42%**    **100.06%**

VARIANCE: **0%**

### DAYS ON MARKET

Jun. 2023    Jun. 2024  
**5**            **5**

VARIANCE: **0%**

## ANNE ARUNDEL COUNTY MARKET SUMMARY | JUNE 2024

- The single-family luxury market is a **Seller's Market** with a **65% Sales Ratio**.
- Homes sold for a median of **100.06% of list price** in June 2024.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **160%**.
- The median luxury sales price for single-family homes is **\$928,920**.
- The median days on market for June 2024 was **5** days, remaining the same from June 2023.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

### LUXURY INVENTORY VS. SALES | JUNE 2024

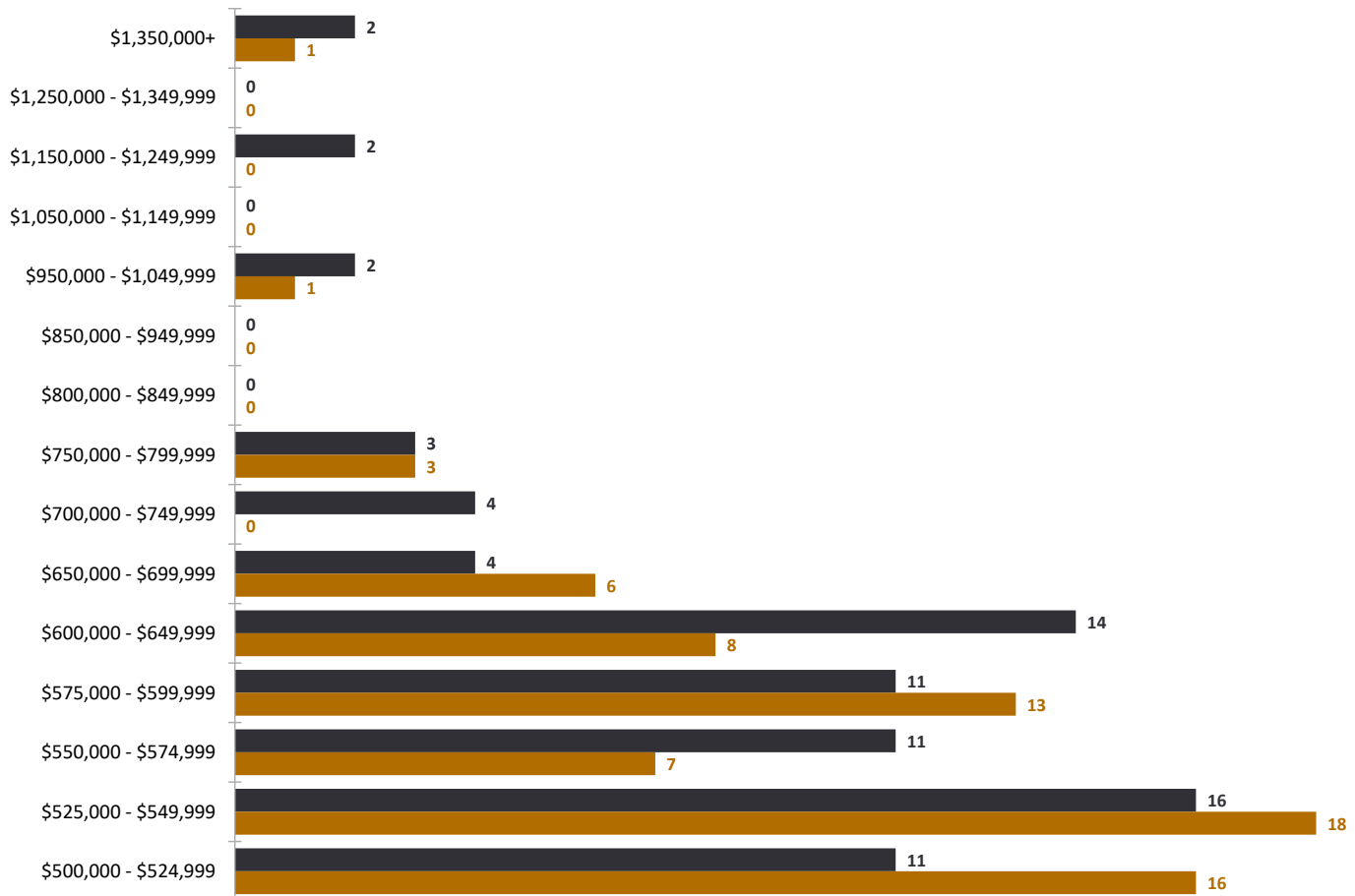
**Total Inventory: 80**

**Total Sales: 73**

**Total Sales Ratio<sup>2</sup>: 91%**

**Seller's Market**

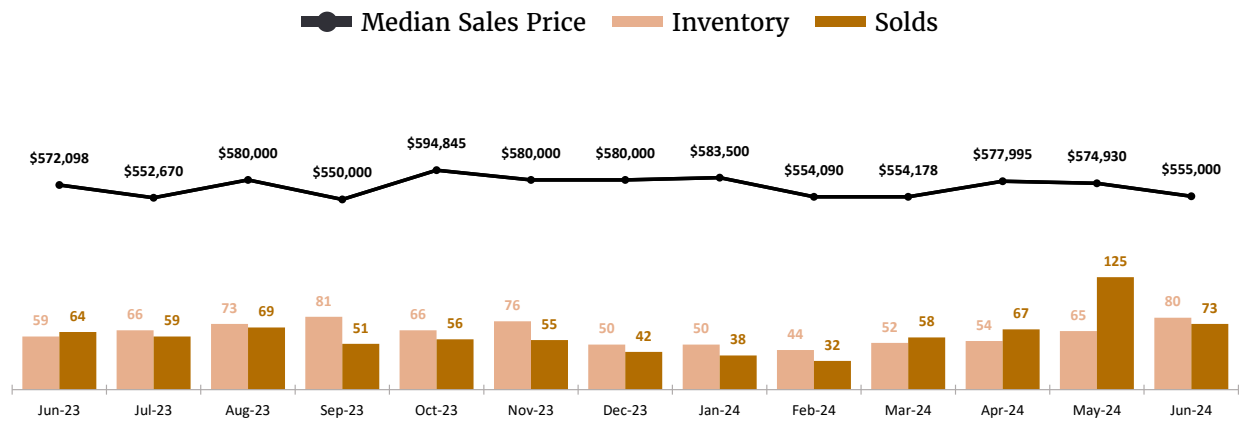
Inventory Sales



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$547,035	3	4	28	33	85%
2,000 - 2,199	\$541,995	3	4	16	11	145%
2,200 - 2,399	\$580,000	3	4	13	16	81%
2,400 - 2,599	\$599,900	3	4	7	8	88%
2,600 - 2,799	\$590,000	3	4	5	3	167%
2,800+	\$620,000	3	4	4	7	57%

<sup>1</sup>The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | JUNE

#### TOTAL INVENTORY

Jun. 2023      Jun. 2024  
**59**              **80**

**VARIANCE: 36%**

#### TOTAL SOLDS

Jun. 2023      Jun. 2024  
**64**              **73**

**VARIANCE: 14%**

#### SALES PRICE

Jun. 2023      Jun. 2024  
**\$572k**          **\$555k**

**VARIANCE: -3%**

#### SALE PRICE PER SQFT.

Jun. 2023      Jun. 2024  
**\$264**           **\$265**

**VARIANCE: 0%**

#### SALE TO LIST PRICE RATIO

Jun. 2023      Jun. 2024  
**100.19%**      **100.28%**

**VARIANCE: 0%**

#### DAYS ON MARKET

Jun. 2023      Jun. 2024  
**5**                **5**

**VARIANCE: 0%**

## ANNE ARUNDEL COUNTY MARKET SUMMARY | JUNE 2024

- The attached luxury market is a **Seller's Market** with a **91% Sales Ratio**.
- Homes sold for a median of **100.28% of list price** in June 2024.
- The most active price band is **\$650,000-\$699,999**, where the sales ratio is **150%**.
- The median luxury sales price for attached homes is **\$555,000**.
- The median days on market for June 2024 was **5** days, remaining the same from June 2023.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.