

JANUARY 2024

MARKET REPORTS

AN OVERVIEW OF LUXURY + WATERFRONTS

GREATER ANNAPOLIS
GREATER BALTIMORE
EASTERN SHORE
SOUTHERN MARYLAND



COMPASS



WATERFRONT MARKET GREATER ANNAPOLIS

ANNE ARUNDEL COUNTY

LEGEND

We are defining luxury in Greater Annapolis as: Anne Arundel County, waterfront (not waterview or water access)

JANUARY 2024						
<i>WATERFRONT</i>	THIS MONTH	PREVIOUS MONTH	SAME MONTH LAST YEAR	MOM CHANGE	YOY CHANGE	YTD #S
AVERAGE PRICE	\$1,616,515	\$1,206,267	\$1,475,392	34.0%	9.6%	\$1,623,459
AVERAGE SQUARE FOOTAGE (SF)	3,189	2,684	2,462	18.8%	29.5%	3,191
AVERAGE PRICE PER SQUARE FOOT (PPSF)	\$582.44	\$471.60	\$553.85	23.5%	5.2%	\$589.30
AVERAGE LIST PRICE TO SALES PRICE RATIO (%)	93.1%	92.8%	88.2%	0.3%	5.6%	93.4%
AVERAGE DAYS ON MARKET (DOM)	47	46	59	2.2%	-20.3%	92
TOTAL SALES	20	20	24	0.0%	-16.7%	29

GLOSSARY

MOM = Month Over Month; YOY = Year Over Year; YTD #'s = Year To Date Numbers

LUXURY MARKET GREATER ANNAPOLIS

ANNE ARUNDEL COUNTY

LEGEND

We are defining luxury in Greater Annapolis as: Anne Arundel County, Over \$1M

JANUARY 2024						
LUXURY	THIS MONTH	PREVIOUS MONTH	SAME MONTH LAST YEAR	MOM CHANGE	YOY CHANGE	YTD #S
AVERAGE PRICE	\$1,693,700	\$1,438,362	\$2,108,123	17.8%	-19.7%	\$1,648,031
AVERAGE SQUARE FOOTAGE (SF)	4,052	3,901	3,790	3.9%	6.9%	3,937
AVERAGE PRICE PER SQUARE FOOT (PPSF)	\$527.45	\$471.55	\$642.76	11.9%	-17.9%	\$528.58
AVERAGE LIST PRICE TO SALES PRICE RATIO (%)	95.3%	95.4%	95.0%	-0.1%	0.3%	94.9%
AVERAGE DAYS ON MARKET (DOM)	29	60	26	-51.7%	11.5%	66
TOTAL SALES	29	26	18	11.5%	61.1%	42

GLOSSARY

MOM = Month Over Month; YOY = Year Over Year; YTD #'s = Year To Date Numbers

GREATER ANNAPOLIS

ANNE ARUNDEL COUNTY

TOP TEN SALES THIS MONTH

ADDRESS	SALES PRICE	WF	SF HOME SIZE	PPSF (\$) HOME SIZE	SF LOT SIZE	PPSF (\$) LOT SIZE
3200 Arundel on the Bay Rd, Annapolis, MD 21403	\$7,400,000	Y	8,168	\$906	6.12 acres	\$28
168 W Lake Dr, Annapolis, MD 21403	\$4,125,000	Y	3,215	\$1,283	0.88 acres	\$107
145 Spa Dr, Annapolis, MD 21403	\$3,000,000	Y	3,670	\$817	0.23 acres	\$295
3304 Hidden River View Rd, Annapolis, MD 21403	\$2,450,000	Y	4,479	\$547	0.54 acres	\$104
1004 Saint Anne Ln, Millersville, MD 21108	\$2,000,000	N	4,319	\$463	1.38 acres	\$33
316 North Dr, Severna Park, MD 21146	\$1,750,000	Y	3,780	\$463	0.52 acres	\$77
834 Holly Landing Rd, West River, MD 20778	\$1,600,000	Y	3,222	\$497	1.35 acres	\$27
107 Conduit St, Annapolis, MD 21401	\$1,500,000	N	2,760	\$543	0.06 acres	\$621
15 South St, Annapolis, MD 21401	\$1,470,000	N	3,000	\$490	0.04 acres	\$911
103 Fogle Dr, Annapolis, MD 21403	\$1,425,000	Y	3,200	\$445	0.50 acres	\$65

GLOSSARY

WF = Waterfront; SF = Square Footage; PPSF = Price Per Square Foot

TOP TEN LISTINGS THIS MONTH

ADDRESS	SALES PRICE	WF	SF HOME SIZE	PPSF (\$) HOME SIZE	SF LOT SIZE	PPSF (\$) LOT SIZE	STATUS
1865 Milvale Rd, Annapolis, MD 21409	\$5,500,000	Y	6,807	\$808	2.01	\$63	Pending
1486 Downham Market, Annapolis, MD 21401	\$3,499,000	Y	5,020	\$697	1.86	\$43	Active
515 Lake Shore Dr, Pasadena, MD 21122	\$2,750,000	Y	4,700	\$585	1.9	\$33	Active
143 Boone Trl, Severna Park, MD 21146	\$2,700,000	Y	2,356	\$1,146	0.22	\$281	Sold
941 Sahlin Farm Rd, Annapolis, MD 21401	\$2,595,000	N	4,706	\$551	2.74	\$22	Active
1323 Magnolia Ave, Annapolis, MD 21403	\$1,700,000	Y	1,680	\$1,012	0.37	\$105	Active
5865 Deale Beach, Deale, MD 20751	\$1,600,000	Y	5,351	\$299	13.83	\$3	Pending
1874 Burley Rd, Annapolis, MD 21409	\$1,530,000	Y	1,456	\$1,051	0.39	\$90	Active
318 Halsey Rd, Annapolis, MD 21401	\$1,485,000	Y	2,286	\$650	1.27	\$27	Pending
1214 Thomas Point Ct, Annapolis, MD 21403	\$1,400,000	N	2,945	\$475	0.55	\$58	Pending



W A T E R F R O N T M A R K E T

GREATER BALTIMORE

B A L T I M O R E C I T Y , B A L T I M O R E + H O W A R D C O U N T I E S

LEGEND

We are defining waterfront in Greater Baltimore as:

Baltimore City, Baltimore County, Howard County waterfront (not water access or water view)

JANUARY 2024						
<i>WATERFRONT</i>	THIS MONTH	PREVIOUS MONTH	SAME MONTH LAST YEAR	MOM CHANGE	YOY CHANGE	YTD #S
AVERAGE PRICE	\$436,671	\$513,075	\$602,253	-14.9%	-27.5%	\$444,198
AVERAGE SQUARE FOOTAGE (SF)	1,746	1,802	2,113	-3.1%	-17.4%	1,769
AVERAGE PRICE PER SQUARE FOOT (PPSF)	\$274.52	\$320.48	\$285.78	-14.3%	-3.9%	\$302.52
AVERAGE LIST PRICE TO SALES PRICE RATIO (%)	93.0%	89.8%	93.5%	3.6%	-0.5%	94.3%
AVERAGE DAYS ON MARKET (DOM)	62	118	50	-47.5%	24.0%	54
TOTAL SALES	6	12	15	-50.0%	-60.0%	7

GLOSSARY

MOM = Month Over Month; YOY = Year Over Year; YTD #'s = Year To Date Numbers

LUXURY MARKET GREATER BALTIMORE

BALTIMORE CITY, BALTIMORE + HOWARD COUNTIES

LEGEND

We are defining luxury in Greater Baltimore as: Baltimore City, Baltimore County, Howard County Over \$1M

JANUARY 2024						
LUXURY	THIS MONTH	PREVIOUS MONTH	SAME MONTH LAST YEAR	MOM CHANGE	YOY CHANGE	YTD #S
AVERAGE PRICE	\$1,337,771	\$1,445,241	\$1,280,156	-7.4%	4.5%	\$1,387,357
AVERAGE SQUARE FOOTAGE (SF)	5,251	5,440	5,663	-3.5%	-7.3%	5,368
AVERAGE PRICE PER SQUARE FOOT (PPSF)	\$304.42	\$316.62	\$301.47	-3.9%	1.0%	\$311.72
AVERAGE LIST PRICE TO SALES PRICE RATIO (%)	100.6%	98.0%	94.2%	2.7%	6.8%	98.5%
AVERAGE DAYS ON MARKET (DOM)	29	78	48	-62.8%	-39.6%	37
TOTAL SALES	23	42	28	-45.2%	-17.9%	36

GLOSSARY

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GREATER BALTIMORE

BALTIMORE CITY, BALTIMORE + HOWARD COUNTIES

TOP TEN SALES THIS MONTH

ADDRESS	SALES PRICE	WF	SF HOME SIZE	PPSF (\$) HOME SIZE	SF LOT SIZE	PPSF (\$) LOT SIZE
16634 York Rd, Monkton, MD 21111	\$2,500,000	N	6,093	\$410	23.09 acres	\$2
4715 Wards Chapel Rd, Owings Mills, MD 21117	\$1,800,000	N	9,360	\$192	3.64 acres	\$11
4 E Madison St, Baltimore, MD 21202	\$1,700,000	N	10,146	\$168	0.0 acres	\$1.7M
7824 Chelsea St, Towson, MD 21204	\$1,550,000	N	4,248	\$365	1.17 acres	\$30
11537 Manorstone Ln, Columbia, MD 21044	\$1,550,000	N	4,912	\$316	1.26 acres	\$28
3110 Caves Rd, Owings Mills, MD 21117	\$1,462,000	N	6,148	\$238	4.09 acres	\$8
3606 Willow Birch Dr, Glenwood, MD 21738	\$1,450,000	N	4,794	\$302	0.97 acres	\$34
8214 Timeless Ct, Fulton, MD 20759	\$1,360,000	N	3,650	\$373	0.18 acres	\$178
8232 Gunnar Dr, Fulton, MD 20759	\$1,350,000	N	3,510	\$385	0.17 acres	\$187
801 Key Hwy #322, Baltimore, MD 21230	\$1,350,000	Y	4,319	\$313	0.0 acres	\$1.35M

GLOSSARY

WF = Waterfront; SF = Square Footage; PPSF = Price Per Square Foot

TOP TEN LISTINGS THIS MONTH

ADDRESS	SALES PRICE	WF	SF HOME SIZE	PPSF (\$) HOME SIZE	SF LOT SIZE	PPSF (\$) LOT SIZE	STATUS
12414 Hunters Glen, Owings Mills, MD 21117	\$3,379,000	N	8,342	\$405	1.79	\$43	Pending
210 Goodwood Gardens, Baltimore, MD 21210	\$2,400,000	N	6,330	\$379	0.69	\$80	Active
11915 Park Heights Ave, Owings Mills, MD 21117	\$2,295,000	N	8,073	\$284	5.53	\$10	Active
14507 Ventry Farm Ct, Sparks Glencoe, MD 21152	\$1,850,000	N	4,500	\$411	1.06	\$40	Active
4715 Wards Chapel Rd, Owings Mills, MD 21117	\$1,800,000	N	9,360	\$192	3.64	\$11	Sold
14100 Mantua Mill Rd, Glyndon, MD 21136	\$1,650,000	N	3,645	\$453	5.94	\$6	Pending
4412 Oakwood Overlook Ct, Dayton, MD 21036	\$1,600,000	N	5,042	\$317	3.45	\$11	Pending
5901 Clifton Oaks Dr, Clarksville, MD 21029	\$1,574,000	N	6,638	\$237	3	\$12	Active
13050 Jerome Jay Dr, Cockeysville, MD 21030	\$1,500,000	N	5,036	\$298	4.67	\$7	Active
10924 Tompkins Way, Woodstock, MD 21163	\$1,500,000	N	5,252	\$286	1.34	\$26	Active



WATERFRONT MARKET

SOUTHERN MARYLAND

CALVERT, CHARLES + SAINT MARYS COUNTIES

LEGEND

We are defining waterfront in Southern MD as:

Calvert, Charles and St Marys County waterfront (not water access or water view)

JANUARY 2024						
WATERFRONT	THIS MONTH	PREVIOUS MONTH	SAME MONTH LAST YEAR	MOM CHANGE	YOY CHANGE	YTD #S
AVERAGE PRICE	\$517,667	\$588,096	\$815,071	-12.0%	-36.5%	\$538,688
AVERAGE SQUARE FOOTAGE (SF)	2,081	2,149	3,008	-3.2%	-30.8%	2,043
AVERAGE PRICE PER SQUARE FOOT (PPSF)	\$270.87	\$306.84	\$301.58	-11.7%	-10.2%	\$319.54
AVERAGE LIST PRICE TO SALES PRICE RATIO (%)	95.8%	93.5%	88.6%	2.5%	8.1%	95.4%
AVERAGE DAYS ON MARKET (DOM)	40	50	60	-20.0%	-33.3%	44
TOTAL SALES	6	13	7	-53.8%	-14.3%	8

GLOSSARY

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LUXURY MARKET SOUTHERN MARYLAND

CALVERT, CHARLES + SAINT MARYS COUNTIES

LEGEND

We are defining luxury in Greater Baltimore as: Calvert, Charles and St Marys County Over \$1M

JANUARY 2024						
LUXURY	THIS MONTH	PREVIOUS MONTH	SAME MONTH LAST YEAR	MOM CHANGE	YOY CHANGE	YTD #S
AVERAGE PRICE	\$0	\$1,387,483	\$1,445,241	-100.0%	-100.0%	\$0
AVERAGE SQUARE FOOTAGE (SF)	0	6,436	5,440	-100.0%	-100.0%	0
AVERAGE PRICE PER SQUARE FOOT (PPSF)	\$0.00	\$287.77	\$316.62	-100.0%	-100.0%	\$0.00
AVERAGE LIST PRICE TO SALES PRICE RATIO (%)	0.0%	91.3%	98.0%	-100.0%	-100.0%	0.0%
AVERAGE DAYS ON MARKET (DOM)	0	42	78	-100.0%	-100.0%	0
TOTAL SALES	0	6	42	-100.0%	-100.0%	0

GLOSSARY

MOM = Month Over Month; YOY = Year Over Year; YTD #'s = Year To Date Numbers

SOUTHERN MARYLAND

CALVERT, CHARLES + SAINT MARYS COUNTIES

TOP TEN SALES THIS MONTH

ADDRESS	SALES PRICE	WF	SF HOME SIZE	PPSF (\$) HOME SIZE	SF LOT SIZE	PPSF (\$) LOT SIZE
3574 Watson Rd, Brandywine, MD 20613	\$990,340	N	6,093	\$163	1.17 acres	\$19
4555 Hardesty Rd, Huntingtown, MD 20639	\$844,000	N	3,220	\$262	4.93 acres	\$4
10955 Earnshaw Ln, La Plata, MD 20646	\$815,000	N	4,468	\$182	25.32 acres	\$1
2810 Mossy Oak Ln, Huntingtown, MD 20639	\$794,990	N	3,954	\$201	1.10 acres	\$17
12255 Potomac View Dr, Newburg, MD 20664	\$788,000	Y	2,600	\$303	0.59 acres	\$31
10526 Spring Run Ct, La Plata, MD 20646	\$750,000	N	2,716	\$276	1.32 acres	\$13
10542 Spring Run Ct, La Plata, MD 20646	\$724,900	N	3,252	\$223	1.01 acres	\$17
22425 Archer St, Leonardtown, MD 20650	\$720,000	Y	1,876	\$384	0.66 acres	\$25
41930 Rodney Way, Mechanicsville, MD 20659	\$715,000	N	3,052	\$234	23.87 acres	\$1
8091 Welcome Orchard Pl, Welcome, MD 20693	\$713,192	N	3,804	\$187	3.21 acres	\$5

GLOSSARY

WF = Waterfront; SF = Square Footage; PPSF = Price Per Square Foot

TOP TEN LISTINGS THIS MONTH

ADDRESS	SALES PRICE	WF	SF HOME SIZE	PPSF (\$) HOME SIZE	SF LOT SIZE	PPSF (\$) LOT SIZE	STATUS
1900 Sandy Point Rd, Nanjemoy, MD 20662	\$1,387,759	N	3,634	\$382	73.3	\$0	Active
2693 Kirk Dr, Waldorf, MD 20603	\$1,379,500	N	6,037	\$229	2.04	\$15	Active
15245 Hatton Landing Dr, Newburg, MD 20664	\$1,290,000	Y	3,052	\$423	14.06	\$2	Active
651 Good Shepherd Way, Owings, MD 20736	\$1,199,000	N	5,630	\$213	1	\$27	Active
4905 Leitches Wharf Rd, Prince Frederick, MD 20678	\$1,190,000	Y	2,614	\$455	7.14	\$4	Active
39031 Hodges Rd, Avenue, MD 20609	\$1,150,000	Y	3,439	\$334	8.46	\$3	Pending
13374 Rousby Hall Rd, Lusby, MD 20657	\$1,125,000	Y	3,187	\$353	0.39	\$66	Active
14908 Durham Ranger Pl, Hughesville, MD 20637	\$1,000,000	Y	4,515	\$221	3.08	\$7	Pending
11490 Olde Dominion Pl, La Plata, MD 20646	\$970,000	N	2,286	\$424	3.28	\$7	Active
12134 Calverts Run Ct, La Plata, MD 20646	\$917,280	N	3,604	\$255	1.31	\$16	Pending



WATERFRONT MARKET EASTERN SHORE

QUEEN ANNE'S, KENT + TALBOT COUNTIES

LEGEND

We are defining waterfront in Eastern Shore as:

Kent, Queen Anne and Talbot County, waterfront (not waterview or water access)

JANUARY 2024						
WATERFRONT	THIS MONTH	PREVIOUS MONTH	SAME MONTH LAST YEAR	MOM CHANGE	YOY CHANGE	YTD #S
AVERAGE PRICE	\$2,383,143	\$1,611,500	\$1,222,875	47.9%	94.9%	\$2,383,143
AVERAGE SQUARE FOOTAGE (SF)	4,270	2,834	3,170	50.7%	34.7%	4,270
AVERAGE PRICE PER SQUARE FOOT (PPSF)	\$555.30	\$546.56	\$527.58	1.6%	5.3%	\$555.30
AVERAGE LIST PRICE TO SALES PRICE RATIO (%)	90.3%	94.2%	96.3%	-4.1%	-6.2%	90.3%
AVERAGE DAYS ON MARKET (DOM)	84	42	70	100.0%	20.0%	84
TOTAL SALES	14	17	12	-17.6%	16.7%	14

GLOSSARY

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LUXURY MARKET EASTERN SHORE

QUEEN ANNE'S, KENT + TALBOT COUNTIES

LEGEND

We are defining luxury in the Eastern Shore as: Kent, Queen Anne and Talbot County, Over \$1M

JANUARY 2024						
LUXURY	THIS MONTH	PREVIOUS MONTH	SAME MONTH LAST YEAR	MOM CHANGE	YOY CHANGE	YTD #S
AVERAGE PRICE	\$3,126,660	\$2,314,551	\$1,778,188	35.1%	75.8%	\$3,126,660
AVERAGE SQUARE FOOTAGE (SF)	5,163	3,353	4,224	54.0%	22.2%	5,163
AVERAGE PRICE PER SQUARE FOOT (PPSF)	\$647.88	\$702.74	\$447.06	-7.8%	44.9%	\$647.88
AVERAGE LIST PRICE TO SALES PRICE RATIO (%)	90.0%	90.3%	97.2%	-0.3%	-7.4%	90.0%
AVERAGE DAYS ON MARKET (DOM)	86	49	34	75.5%	152.9%	86
TOTAL SALES	10	10	8	0.0%	25.0%	10

GLOSSARY

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EASTERN SHORE

QUEEN ANNE'S, KENT + TALBOT COUNTIES

TOP TEN SALES THIS MONTH

ADDRESS	SALES PRICE	WF	SF HOME SIZE	PPSF (\$) HOME SIZE	SF LOT SIZE	PPSF (\$) LOT SIZE
27189 Island Creek Rd, Trappe, MD 21673	\$9,000,000	Y	14,137	\$637	117.65 acres	\$2
7263 Maxmore Creek Dr, Easton, MD 21601	\$3,975,000	Y	6,594	\$603	36.74 acres	\$2
27247 Trippe Rd, Easton, MD 21601	\$3,750,000	Y	4,059	\$924	111.08 acres	\$1
1128 Cheston Ln, Queenstown, MD 21658	\$3,250,000	Y	4,755	\$683	7.09 acres	\$11
9416 Tilghman Island Rd, Wittman, MD 21676	\$2,575,000	Y	2,857	\$901	9.30 acres	\$6
3013 Bennett Point Rd, Queenstown, MD 21658	\$2,545,000	Y	3,276	\$777	5.41 acres	\$11
10536 Miracle House Cir, Claiborne, MD 21624	\$1,850,000	Y	3,644	\$508	0.61 acres	\$70
4719 Ferry Neck Rd, Royal Oak, MD 21662	\$1,795,000	Y	3,368	\$533	10.24 acres	\$4
6546 Bellevue Rd, Royal Oak, MD 21662	\$1,300,000	Y	2,592	\$502	2.52 acres	\$12
400 Bay Dr, Stevensville, MD 21666	\$1,226,600	Y	2,980	\$412	0.26 acres	\$108

GLOSSARY

WF = Waterfront; SF = Square Footage; PPSF = Price Per Square Foot

TOP TEN LISTINGS THIS MONTH

ADDRESS	SALES PRICE	WF	SF HOME SIZE	PPSF (\$) HOME SIZE	SF LOT SIZE	PPSF (\$) LOT SIZE	STATUS
5808 Widgeon Point Ln, Oxford, MD 21654	\$9,850,000	Y	9,027	\$1,091	20.27	\$11	Active
27919 Jarboe Dr, Easton, MD 21601	\$3,575,000	Y	3,403	\$1,051	2.91	\$28	Active
1011 Penny Dr, Stevensville, MD 21666	\$2,895,000	Y	4,500	\$643	0.83	\$80	Pending
106 Tred Avon Ave, Oxford, MD 21654	\$2,700,000	Y	2,356	\$1,146	0.4	\$155	Active
410 Aldots Ln, Sudlersville, MD 21668	\$2,350,000	N	3,412	\$689	218	\$0	Active
28752 Jennings Rd #LOT 4, Easton, MD 21601	\$2,200,000	Y	1,680	\$1,310	3.86	\$13	Active
6569 Locust Grove Rd, Easton, MD 21601	\$2,195,000	Y	3,425	\$641	5	\$10	Active
5560 Heron Point Rd, Royal Oak, MD 21662	\$1,999,000	Y	4,118	\$485	2.74	\$17	Active
9802 Martingham Cir, Saint Michaels, MD 21663	\$1,995,000	Y	3,698	\$539	2.27	\$20	Pending
9149 Mallard Point Ct, McDaniel	\$1,199,000	Y	2,298	\$522	1.42	\$19	Pending

JANUARY 2024

MARKET REPORTS

COMPASS

