INSTITUTE for LUXURY HOME MARKETING®

by Colibri Real Estate



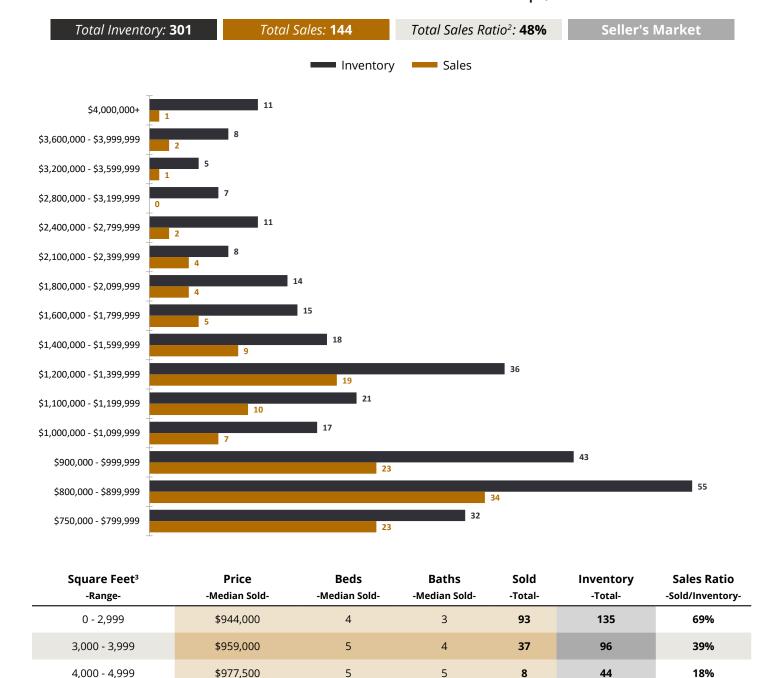


www.LuxuryHomeMarketing.com

# ANNE ARUNDEL COUNTY SINGLE-FAMILY HOMES

Luxury Benchmark Price 1: \$750,000

### LUXURY INVENTORY VS. SALES | JULY 2025



6

7

8

2

1

3

11

4

7

18%

25%

43%

5

6

5,000 - 5,999

6,000 - 6,999

7,000+

\$1,781,289

\$3,325,000

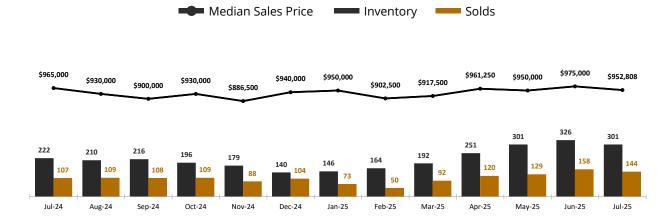
\$3,850,000

<sup>&</sup>lt;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® data reported previous month's sales exceeded current inventory.

# ANNE ARUNDEL COUNTY SINGLE-FAMILY HOMES

Luxury Benchmark Price 1: \$750,000

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



### MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY TOTAL SOLDS SALES PRICE Jul. 2024 Jul. 2025 Jul. 2024 Jul. 2025 Jul. 2024 Jul. 2025 \$965k 222 107 \$953k 301 144 VARIANCE: 36% VARIANCE: 35% VARIANCE: -1% SALE PRICE PER SQFT. SALE TO LIST PRICE RATIO DAYS ON MARKET Jul. 2024 Jul. 2025 Jul. 2024 Jul. 2025 Jul. 2024 Jul. 2025 100.00% 100.00% \$349 \$371 6 9 VARIANCE: 6% VARIANCE: 50% VARIANCE: **0**%

### ANNE ARUNDEL COUNTY MARKET SUMMARY | JULY 2025

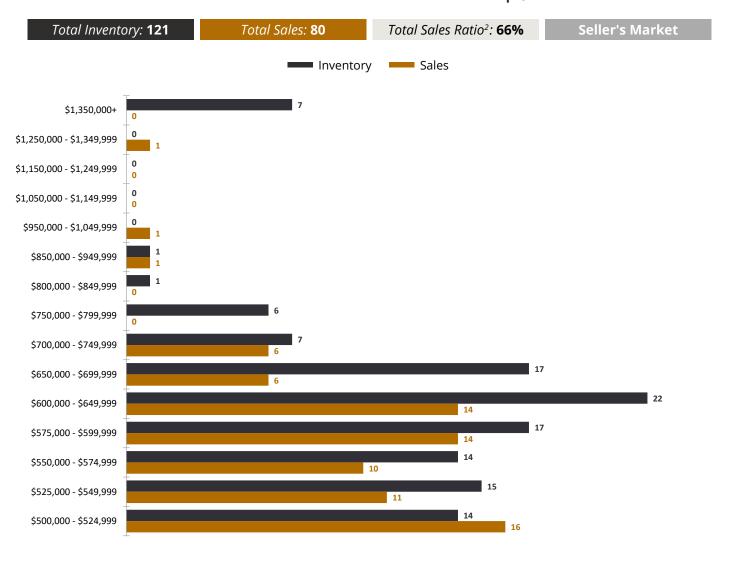
- The single-family luxury market is a **Seller's Market** with a **48% Sales Ratio**.
- Homes sold for a median of 100.00% of list price in July 2025.
- The most active price band is \$750,000-\$799,999, where the sales ratio is 72%.
- The median luxury sales price for single-family homes is \$952,808.
- The median days on market for July 2025 was 9 days, up from 6 in July 2024.

<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.

# ANNE ARUNDEL COUNTY

Luxury Benchmark Price 1: \$500,000

## LUXURY INVENTORY VS. SALES | JULY 2025



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	\$556,605	3	3	35	44	80%
2,000 - 2,199	\$564,990	3	4	17	12	142%
2,200 - 2,399	\$604,725	3	4	9	16	56%
2,400 - 2,599	\$625,000	3	4	9	16	56%
2,600 - 2,799	\$646,250	3	4	4	14	29%
2,800+	\$600,000	3	4	5	17	29%

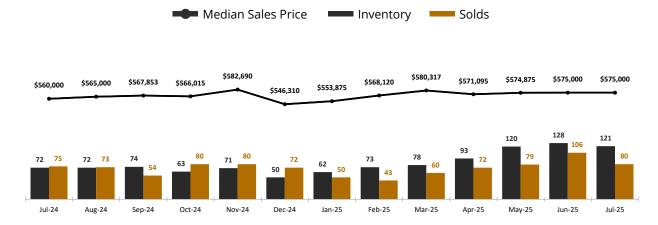
<sup>&</sup>lt;sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

# ANNE ARUNDEL COUNTY

#### ATTACHED HOMES

Luxury Benchmark Price 1: \$500,000

#### 13-MONTH LUXURY MARKET TREND4



### MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY TOTAL SOLDS SALES PRICE Jul. 2024 Jul. 2024 Jul. 2025 Jul. 2024 Jul. 2025 Jul. 2025 \$560k 75 72 \$575k 121 80 VARIANCE: 68% VARIANCE: 7% VARIANCE: **3**% SALE PRICE PER SQFT. SALE TO LIST PRICE RATIO DAYS ON MARKET Jul. 2024 Jul. 2025 Jul. 2024 Jul. 2024 Jul. 2025 Jul. 2025 100.00% 100.00% \$275 4 \$274 6 VARIANCE: 50% VARIANCE: 0% VARIANCE: **0**%

### ANNE ARUNDEL COUNTY MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Seller's Market** with a **66% Sales Ratio**.
- Homes sold for a median of **100.00% of list price** in July 2025.
- The most active price band is \$500,000-\$524,999, where the sales ratio is 114%.
- The median luxury sales price for attached homes is \$575,000.
- The median days on market for July 2025 was 6 days, up from 4 in July 2024.

<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.