



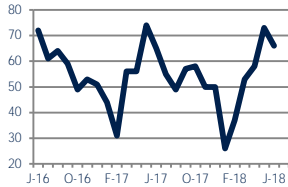
# The Long & Foster Market Minute™

## Focus On: Odenton and Fort Meade Housing Market

June 2018

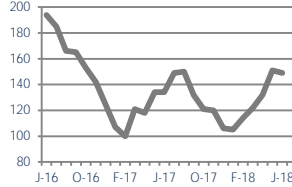
Zip Code(s): 21113 and 20755

**Units Sold**  
66



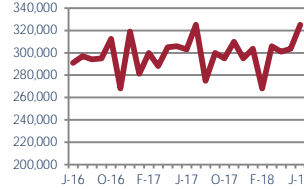
**Up 2%**  
Vs. Year Ago

**Active Inventory**  
149



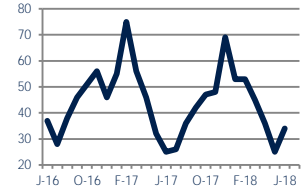
**Up 11%**  
Vs. Year Ago

**Median Sale Price**  
\$325,000



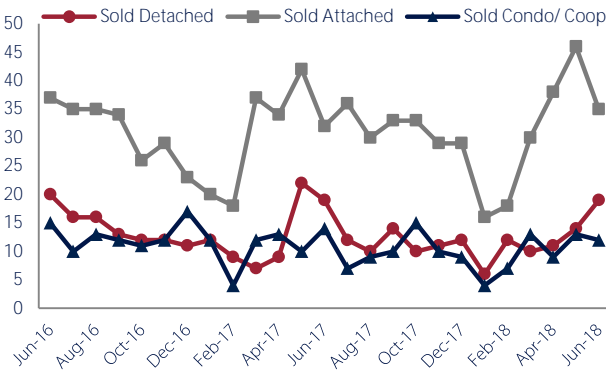
**Up 7%**  
Vs. Year Ago

**Days On Market**  
34



**Up 36%**  
Vs. Year Ago

### Units Sold\*



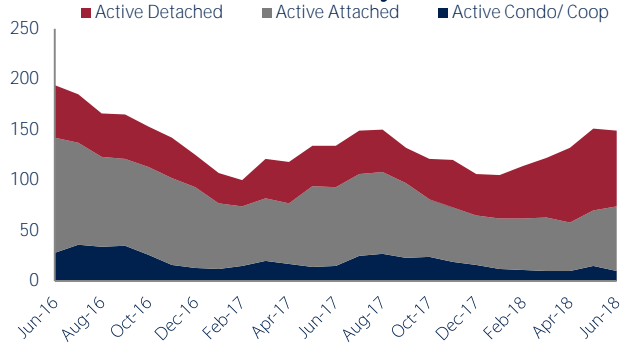
### Units Sold

There was a decrease in total units sold in June, with 66 sold this month in Odenton and Fort Meade versus 73 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 2% versus June 2017.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 11%. The total number of active inventory this June was 149 compared to 134 in June 2017. This month's total of 149 is lower than the previous month's total supply of available inventory of 151, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Odenton and Fort Meade Homes was \$303,000. This June, the median sale price was \$325,000, an increase of 7% or \$22,000 compared to last year. The current median sold price is 7% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Odenton and Fort Meade are defined as properties listed in zip code/s 21113 and 20755.

\*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.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE





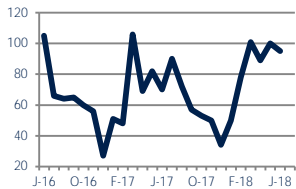
## Focus On: Odenton and Fort Meade Housing Market

June 2018

Zip Code(s): 21113 and 20755

### New Listings

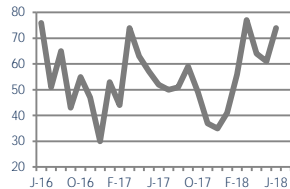
95



Up 36%  
Vs. Year Ago

### Current Contracts

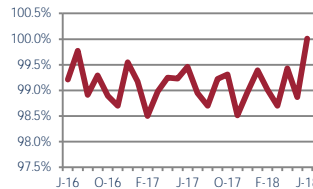
74



Up 42%  
Vs. Year Ago

### Sold Vs. List Price

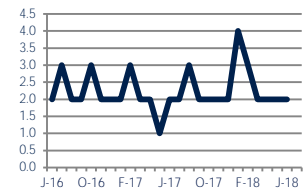
100.0%



Up 0.6%  
Vs. Year Ago

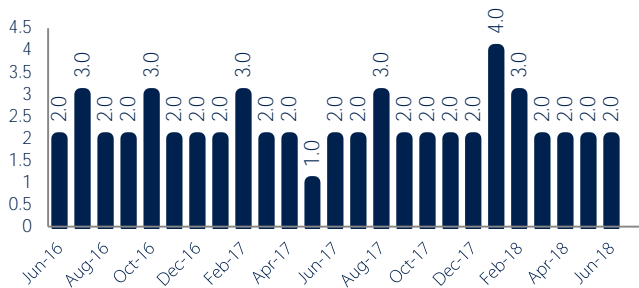
### Months of Supply

2.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

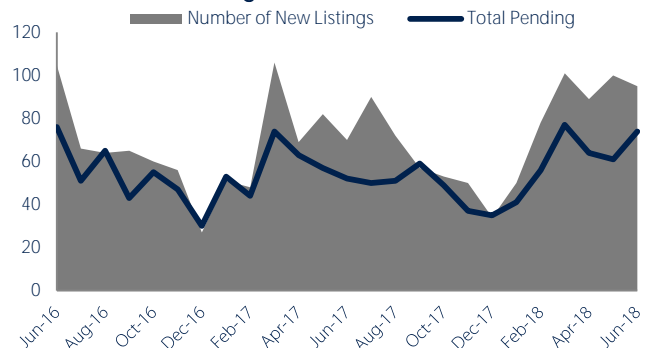
In June, there was 2.3 months of supply available in Odenton and Fort Meade, compared to 2.1 in June 2017. That is an increase of 10% versus a year ago.

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.

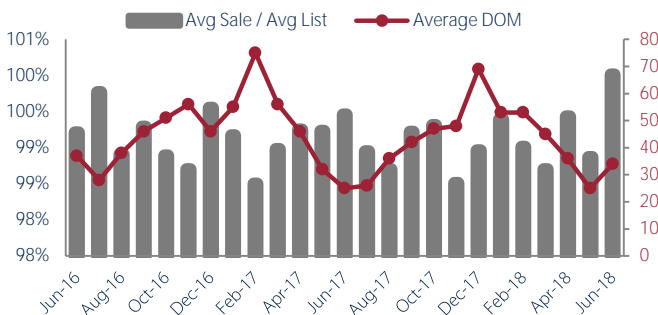
### New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Odenton and Fort Meade compared to 70 in June 2017, an increase of 36%. There were 74 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 42% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Odenton and Fort Meade was 100.0% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 25, an increase of 36%.



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