



The Long & Foster Market Minute™

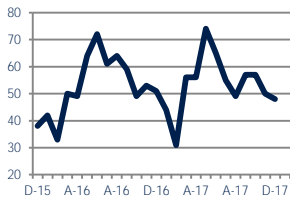
Focus On: Odenton and Fort Meade Housing Market

December 2017

Zip Code(s): 21113 and 20755

Units Sold

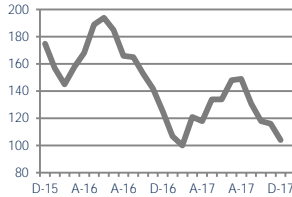
48



Down -6%
Vs. Year Ago

Active Inventory

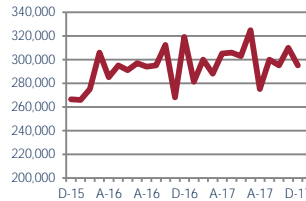
104



Down -17%
Vs. Year Ago

Median Sale Price

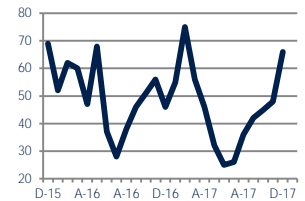
\$294,998



Down -8%
Vs. Year Ago

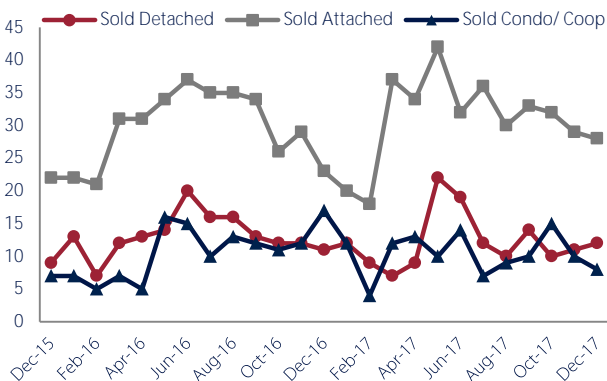
Days On Market

66



Up 43%
Vs. Year Ago

Units Sold*



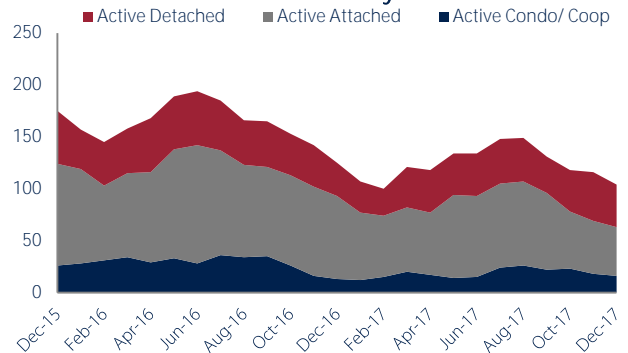
Units Sold

There was a decrease in total units sold in December, with 48 sold this month in Odenton and Fort Meade versus 50 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 6% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 17%. The total number of active inventory this December was 104 compared to 125 in December 2016. This month's total of 104 is lower than the previous month's total supply of available inventory of 116, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Odenton and Fort Meade Homes was \$319,000. This December, the median sale price was \$294,998, a decrease of 8% or \$24,002 compared to last year. The current median sold price is 5% lower than in November.

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.

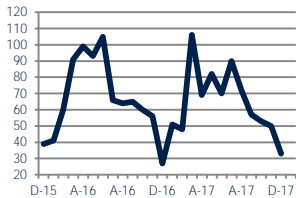
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Zip Code(s): 21113 and 20755

New Listings

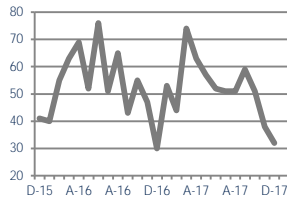
33



Up 22%
Vs. Year Ago

Current Contracts

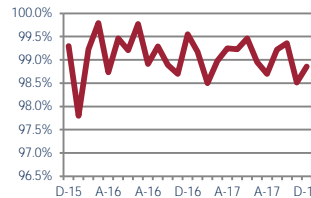
32



Up 7%
Vs. Year Ago

Sold Vs. List Price

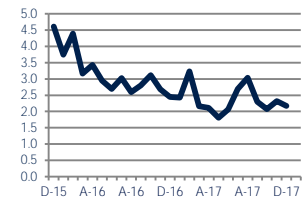
98.9%



Down -0.7%
Vs. Year Ago

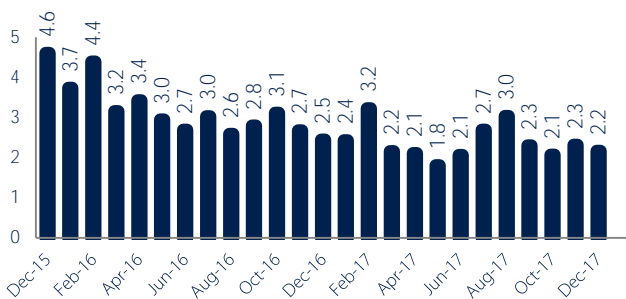
Months of Supply

2.2



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

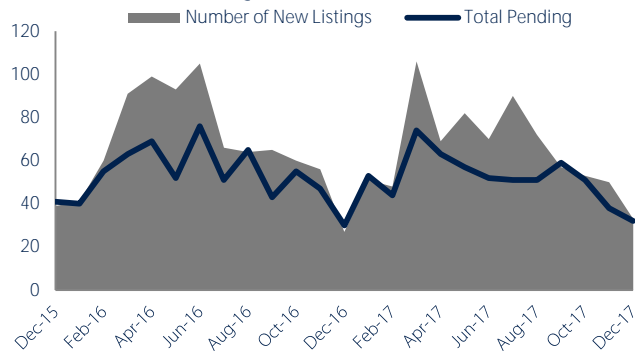
In December, there was 2.2 months of supply available in Odenton and Fort Meade, compared to 2.5 in December 2016. That is a decrease of 12% versus a year ago.

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.

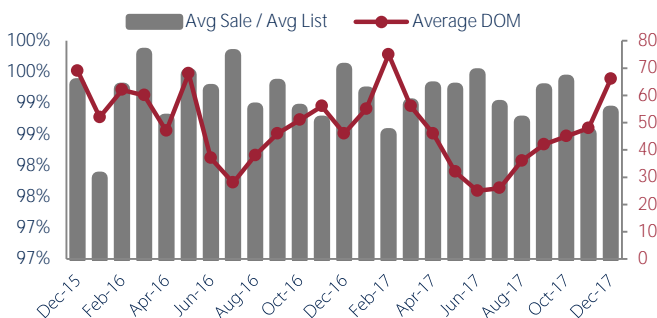
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Odenton and Fort Meade compared to 27 in December 2016, an increase of 22%. There were 32 current contracts pending sale this December compared to 30 a year ago. The number of current contracts is 7% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Odenton and Fort Meade was 98.9% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 46, an increase of 43%.



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