

THE LONG & FOSTER MARKET MINUTE™

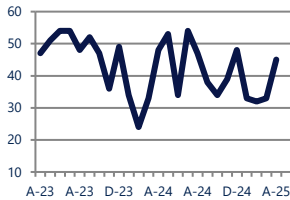
FOCUS ON: **ODENTON AND FORT MEADE HOUSING MARKET**

APRIL 2025

Zip Code(s): 21113 and 20755

Units Sold

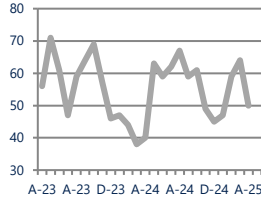
45



Down -6%
Vs. Year Ago

Active Inventory

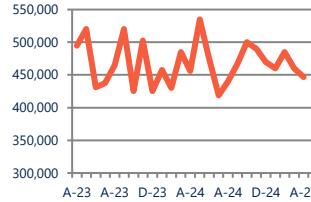
50



Up 25%
Vs. Year Ago

Median Sale Price

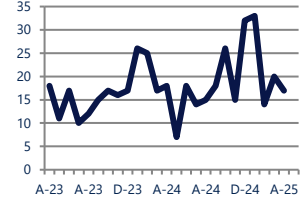
\$447,000



Down -2%
Vs. Year Ago

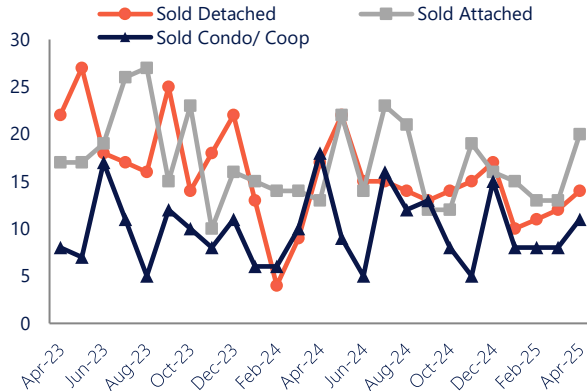
Days On Market

17



Down -6%
Vs. Year Ago

Units Sold*



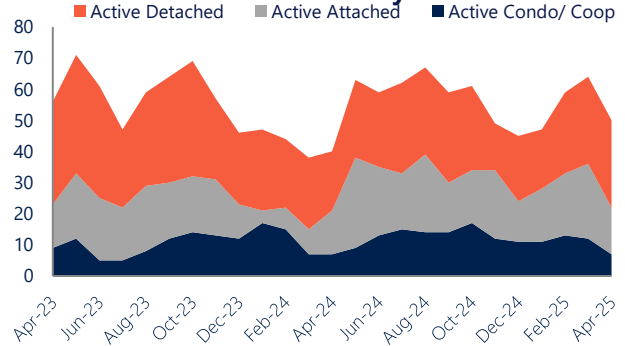
Units Sold

There was an increase in total units sold in April, with 45 sold this month in Odenton and Fort Meade. This month's total units sold was lower than at this time last year.

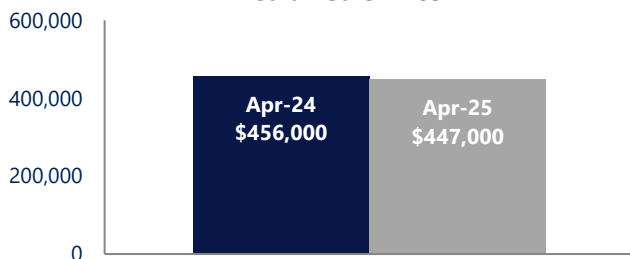
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 25%. The total number of active inventory this April was 50 compared to 40 in April 2024. This month's total of 50 is lower than the previous month's total supply of available inventory of 64, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Odenton and Fort Meade Homes was \$456,000. This April, the median sale price was \$447,000, a decrease of 2% or \$9,000 compared to last year. The current median sold price is 3% lower than in March.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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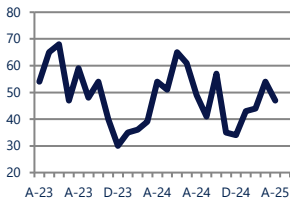
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APRIL 2025

Zip Code(s): 21113 and 20755

New Listings

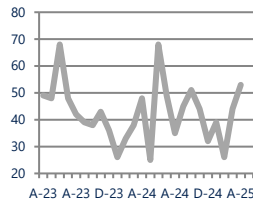
47



Down -13%
Vs. Year Ago

Current Contracts

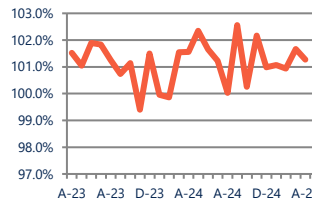
53



Up 10%
Vs. Year Ago

Sold Vs. List Price

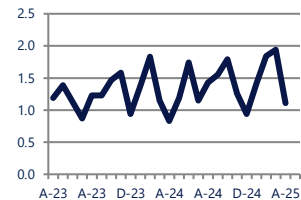
101.3%



No Change
Vs. Year Ago

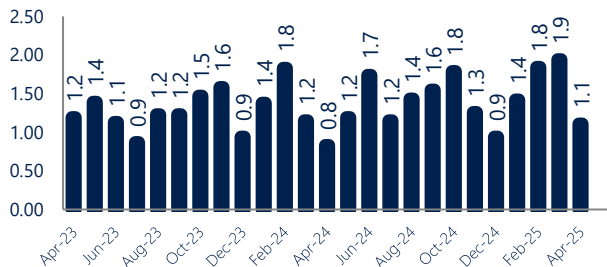
Months of Supply

1.1



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

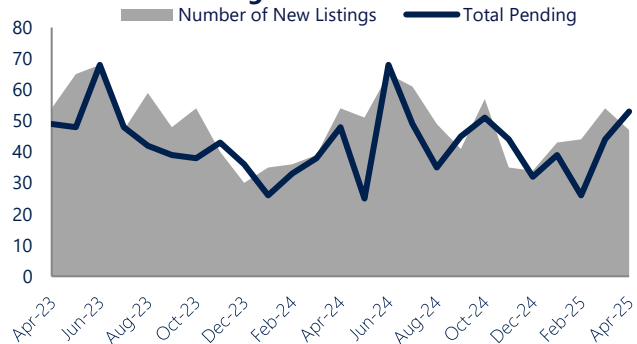
In April, there was 1.1 months of supply available in Odenton and Fort Meade, compared to 0.8 in April 2024. That is an increase of 33% versus a year ago.

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.

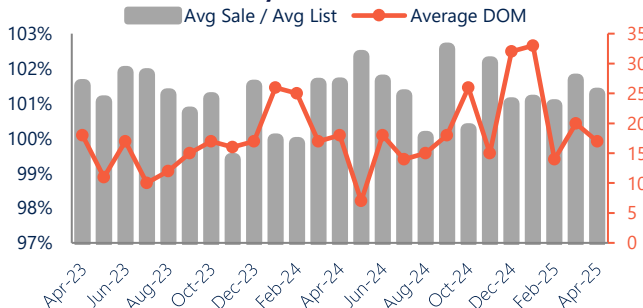
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Odenton and Fort Meade compared to 54 in April 2024, a decrease of 13%. There were 53 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 10% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Odenton and Fort Meade was 101.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 18, a decrease of 6%.

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