



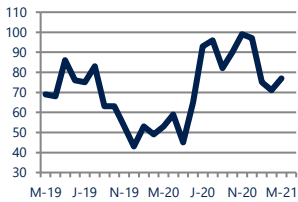
**Focus On: Odenton and Fort Meade Housing Market**

March 2021

Zip Code(s): 21113 and 20755

**Units Sold**

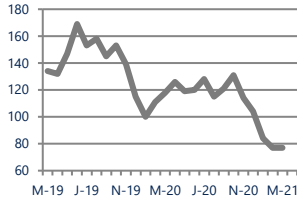
77



**Up**  
Vs. Year Ago

**Active Inventory**

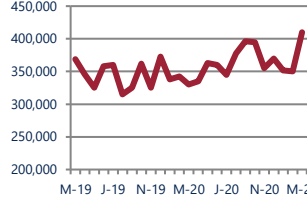
77



**Down -35%**  
Vs. Year Ago

**Median Sale Price**

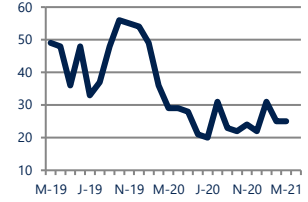
\$410,000



**Up 24%**  
Vs. Year Ago

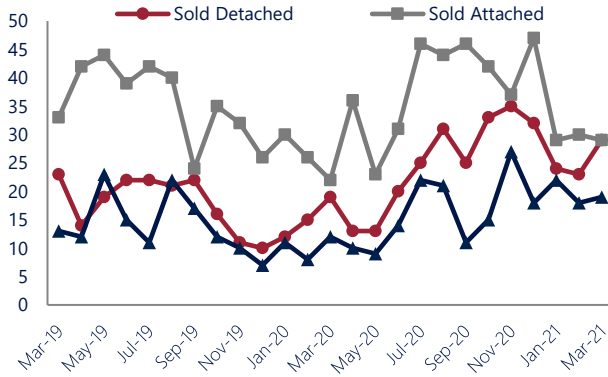
**Days On Market**

25



**Down -14%**  
Vs. Year Ago

**Units Sold\***



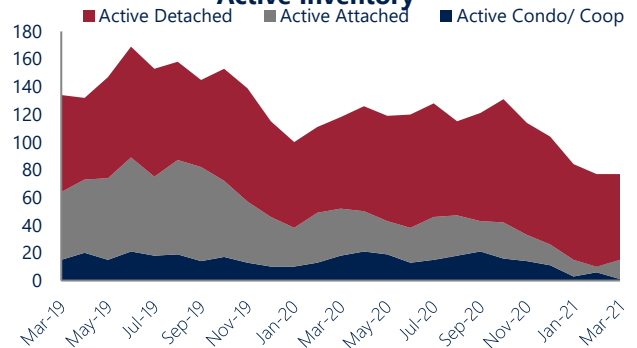
**Units Sold**

There was an increase in total units sold in March, with 77 sold this month in Odenton and Fort Meade. This month's total units sold was higher than at this time last year.

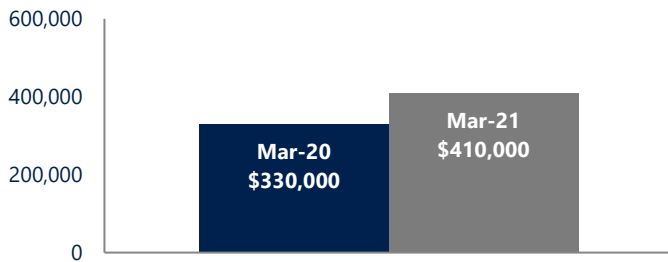
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 41 units or 35%. The total number of active inventory this March was 77 compared to 118 in March 2020. This month's supply remained stable as compared to last month.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Odenton and Fort Meade Homes was \$330,000. This March, the median sale price was \$410,000, an increase of 24% or \$80,000 compared to last year. The current median sold price is 17% higher than in February.

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.





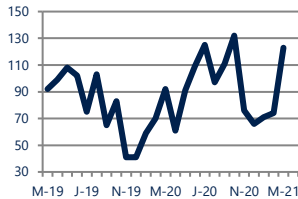
## Focus On: Odenton and Fort Meade Housing Market

March 2021

Zip Code(s): 21113 and 20755

### New Listings

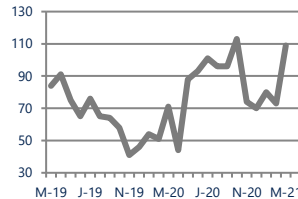
123



**Up 34%**  
Vs. Year Ago

### Current Contracts

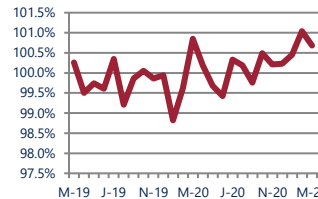
109



**Up 54%**  
Vs. Year Ago

### Sold Vs. List Price

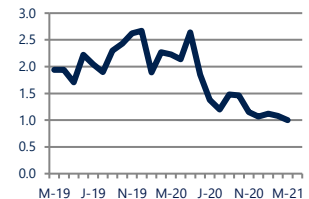
100.7%



**No Change**  
Vs. Year Ago

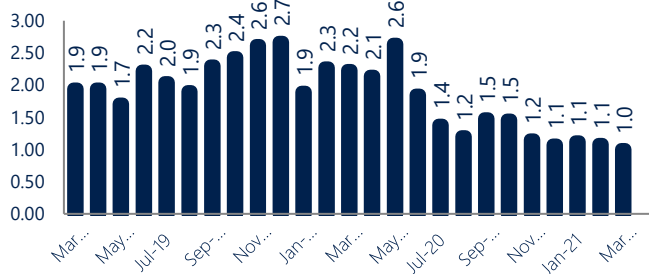
### Months of Supply

1.0



**Down -55%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

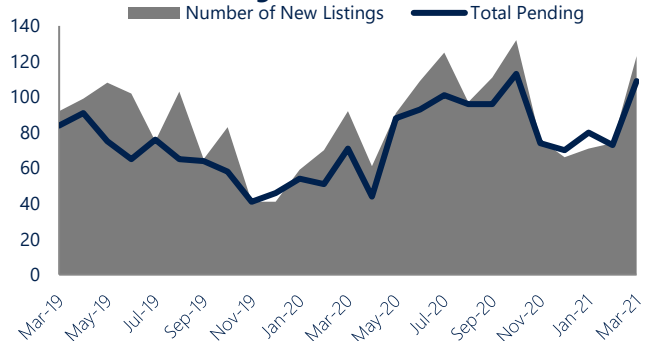
This month there were 123 homes newly listed for sale in Odenton and Fort Meade compared to 92 in March 2020, an increase of 34%. There were 109 current contracts pending sale this March compared to 71 a year ago. The number of current contracts is 54% higher than last March.

### Months of Supply

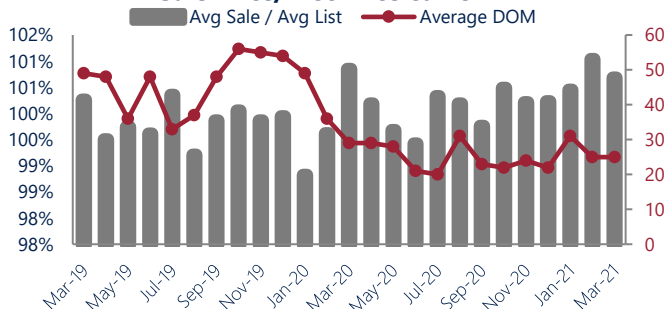
In March, there was 1.0 months of supply available in Odenton and Fort Meade, compared to 2.2 in March 2020. That is a decrease of 55% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Odenton and Fort Meade was 100.7% 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 25, lower than the average last year, which was 29, a decrease of 14%.

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