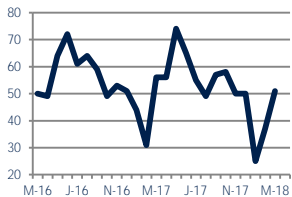




Zip Code(s): 21113 and 20755

Units Sold

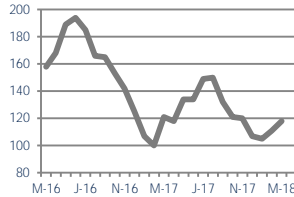
51



Down -9%
Vs. Year Ago

Active Inventory

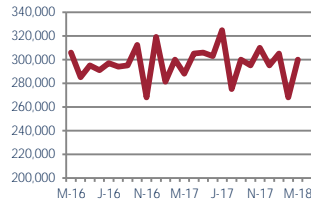
118



Down -2%
Vs. Year Ago

Median Sale Price

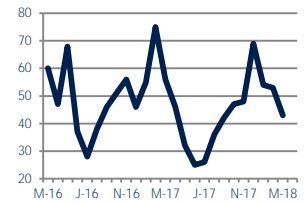
\$300,000



Up 4%
Vs. Year Ago

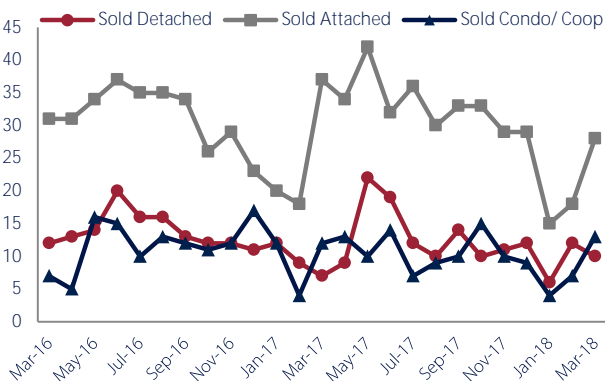
Days On Market

43



Down -23%
Vs. Year Ago

Units Sold*



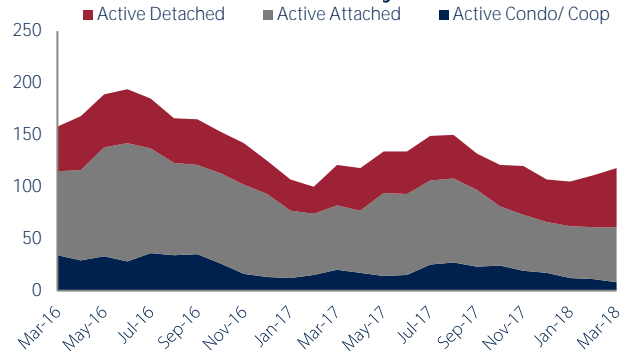
Units Sold

There was an increase in total units sold in March, with 51 sold this month in Odenton and Fort Meade. This month's total units sold was lower than at this time last year.

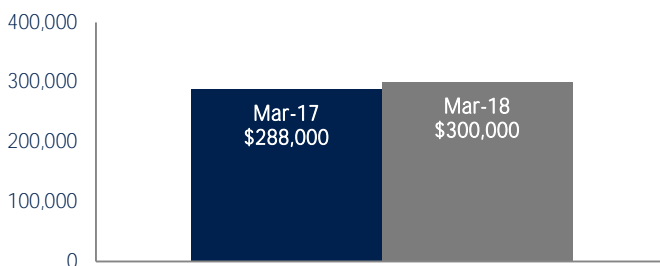
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 2%. The total number of active inventory this March was 118 compared to 121 in March 2017. This month's total of 118 is higher than the previous month's total supply of available inventory of 111, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Odenton and Fort Meade Homes was \$288,000. This March, the median sale price was \$300,000, an increase of 4% or \$12,000 compared to last year. The current median sold price is 12% 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 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.



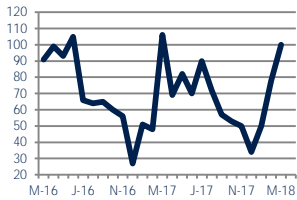
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21113 and 20755

New Listings

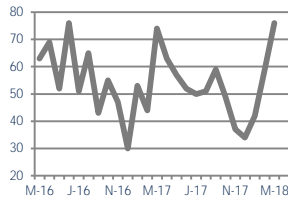
100



Down -6%
Vs. Year Ago

Current Contracts

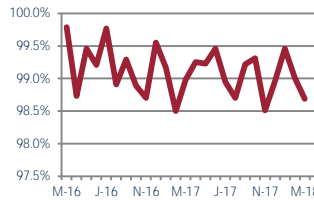
76



Up 3%
Vs. Year Ago

Sold Vs. List Price

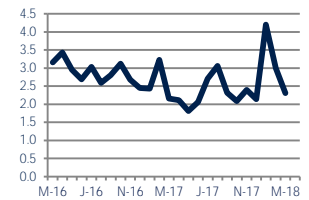
98.7%



No Change
Vs. Year Ago

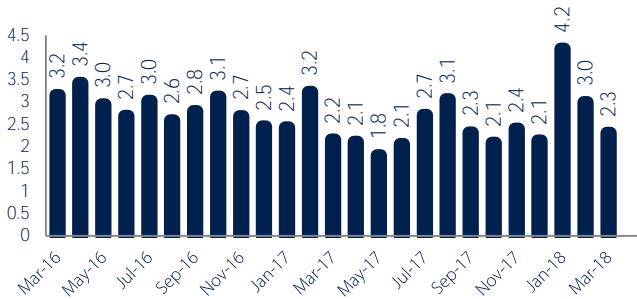
Months of Supply

2.3



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

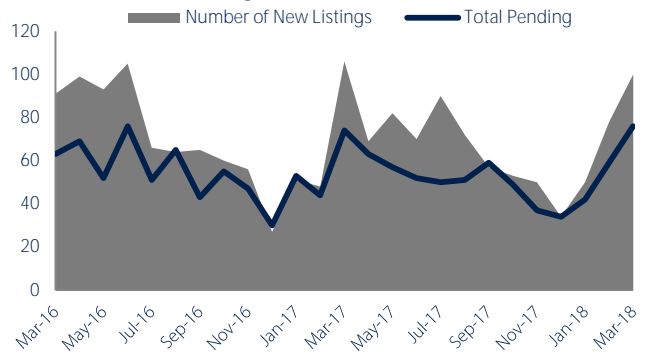
In March, there was 2.3 months of supply available in Odenton and Fort Meade, compared to 2.2 in March 2017. That is an increase of 7% versus a year ago.

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.

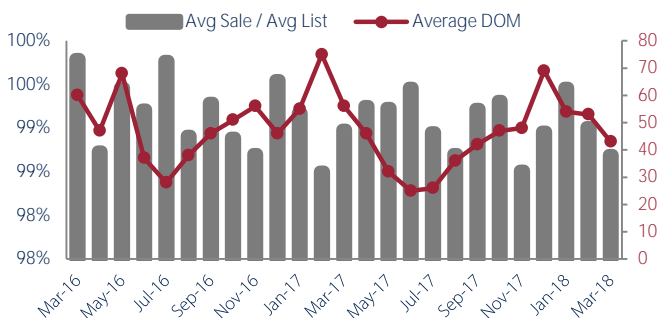
New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Odenton and Fort Meade compared to 106 in March 2017, a decrease of 6%. There were 76 current contracts pending sale this March compared to 74 a year ago. The number of current contracts is 3% higher than last March.

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 98.7% 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 43, lower than the average last year, which was 56, a decrease of 23%.



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