



The Long & Foster Market Minute™

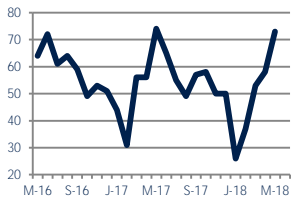
Focus On: Odenton and Fort Meade Housing Market

May 2018

Zip Code(s): 21113 and 20755

Units Sold

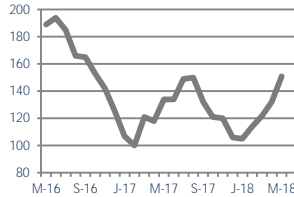
73



Down -1%
Vs. Year Ago

Active Inventory

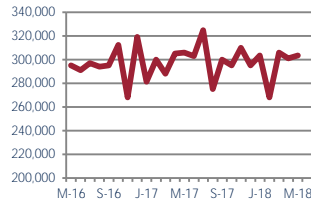
151



Up 13%
Vs. Year Ago

Median Sale Price

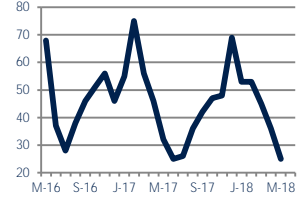
\$303,500



Down -1%
Vs. Year Ago

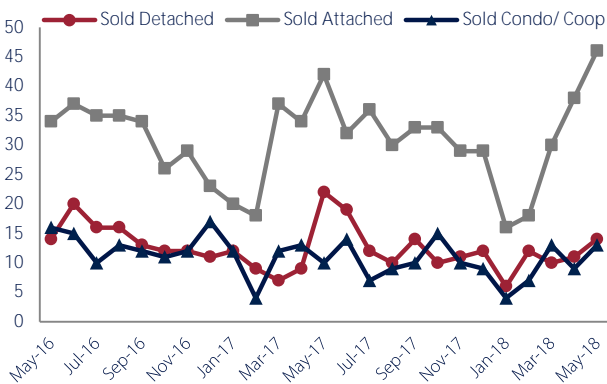
Days On Market

25



Down -22%
Vs. Year Ago

Units Sold*



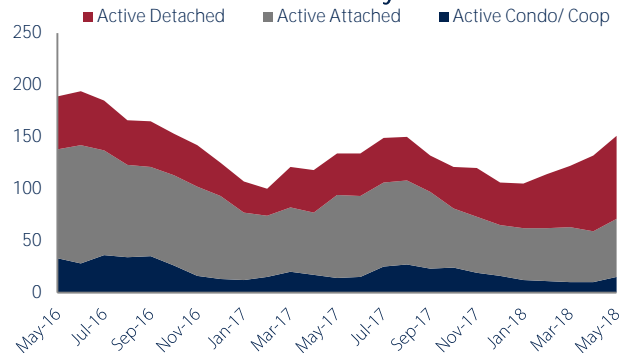
Units Sold

There was an increase in total units sold in May, with 73 sold this month in Odenton and Fort Meade versus 58 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 1% versus May 2017.

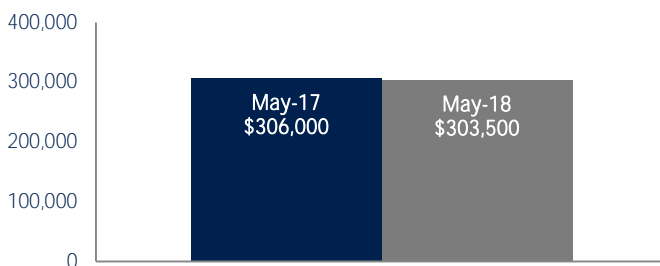
Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 13%. The total number of active inventory this May was 151 compared to 134 in May 2017. This month's total of 151 is higher than the previous month's total supply of available inventory of 132, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Odenton and Fort Meade Homes was \$306,000. This May, the median sale price was \$303,500, a decrease of 1% or \$2,500 compared to last year. The current median sold price is 1% higher than in April.

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.



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INTERNATIONAL REAL ESTATE





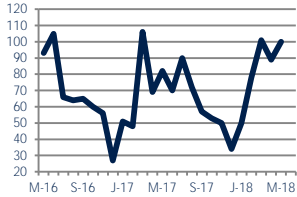
Focus On: Odenton and Fort Meade Housing Market

May 2018

Zip Code(s): 21113 and 20755

New Listings

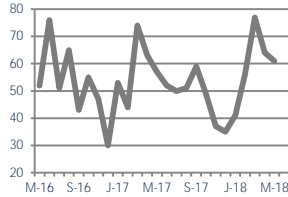
100



Up 22%
Vs. Year Ago

Current Contracts

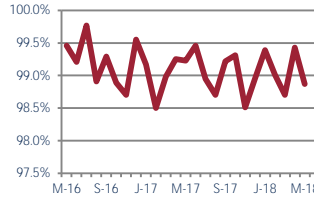
61



Up 7%
Vs. Year Ago

Sold Vs. List Price

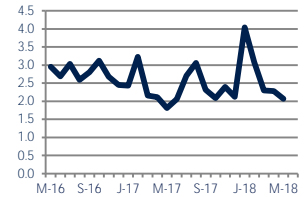
98.9%



No Change
Vs. Year Ago

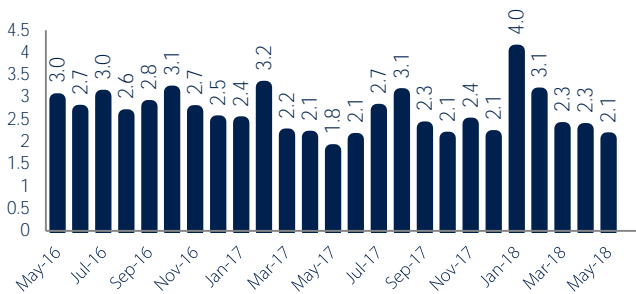
Months of Supply

2.1



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

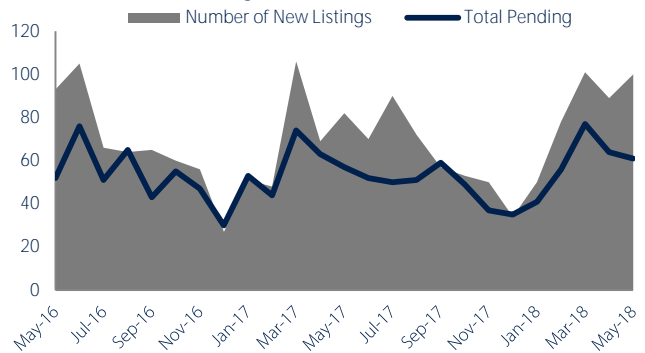
In May, there was 2.1 months of supply available in Odenton and Fort Meade, compared to 1.8 in May 2017. That is an increase of 14% versus a year ago.

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.

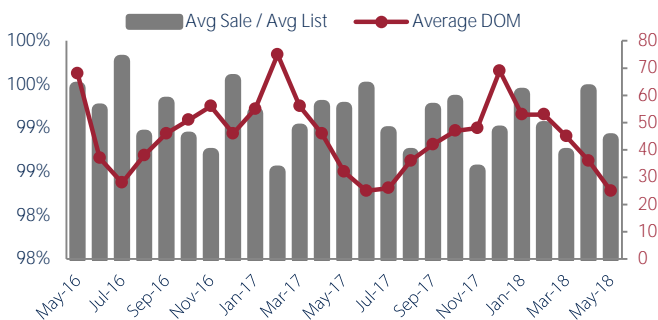
New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Odenton and Fort Meade compared to 82 in May 2017, an increase of 22%. There were 61 current contracts pending sale this May compared to 57 a year ago. The number of current contracts is 7% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Odenton and Fort Meade was 98.9% 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 32, a decrease of 22%.



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