



The Long & Foster Market Minute™

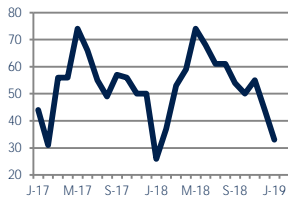
Focus On: Odenton and Fort Meade Housing Market

January 2019

Zip Code(s): 21113 and 20755

Units Sold

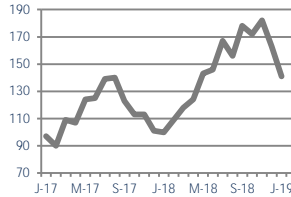
33



Up 27%
Vs. Year Ago

Active Inventory

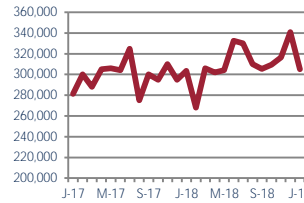
141



Up 41%
Vs. Year Ago

Median Sale Price

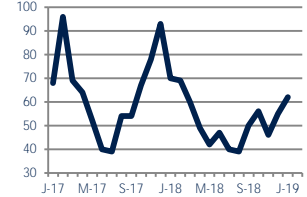
\$305,000



No Change
Vs. Year Ago

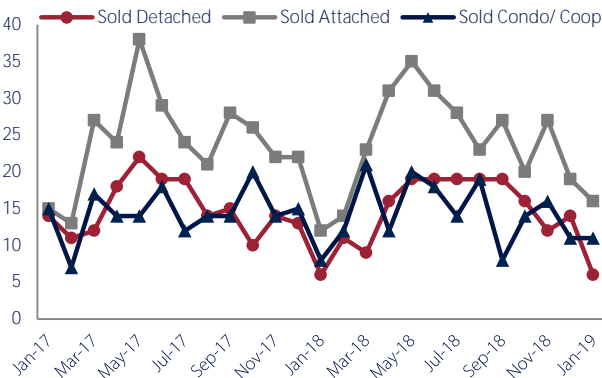
Days On Market

62



Down -11%
Vs. Year Ago

Units Sold*



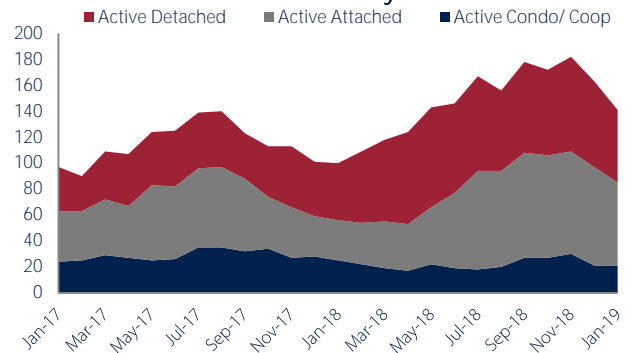
Units Sold

There was a decrease in total units sold in January, with 33 sold this month in Odenton and Fort Meade versus 44 last month, a decrease of 25%. This month's total units sold was higher than at this time last year, an increase of 27% versus January 2018.

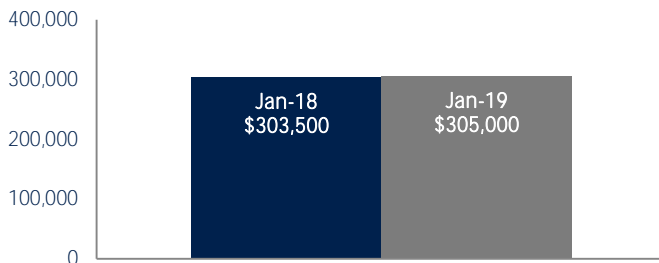
Active Inventory

Versus last year, the total number of homes available this month is higher by 41 units or 41%. The total number of active inventory this January was 141 compared to 100 in January 2018. This month's total of 141 is lower than the previous month's total supply of available inventory of 163, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Odenton and Fort Meade Homes was \$303,500. This January, the median sale price was \$305,000, which is similar compared to a year ago. The current median sold price is 11% higher than in December.

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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INTERNATIONAL REAL ESTATE



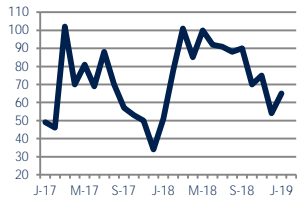
Focus On: Odenton and Fort Meade Housing Market

January 2019

Zip Code(s): 21113 and 20755

New Listings

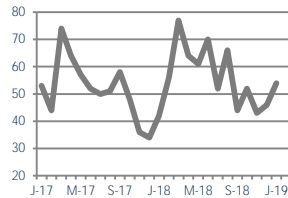
65



Up 27%
Vs. Year Ago

Current Contracts

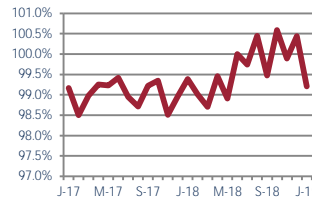
54



Up 29%
Vs. Year Ago

Sold Vs. List Price

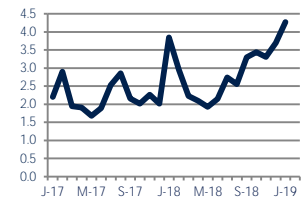
99.2%



No Change
Vs. Year Ago

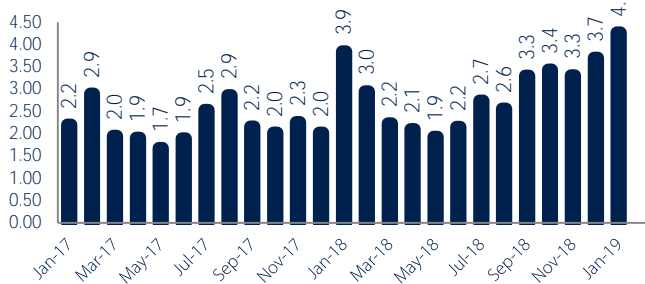
Months of Supply

4.3



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

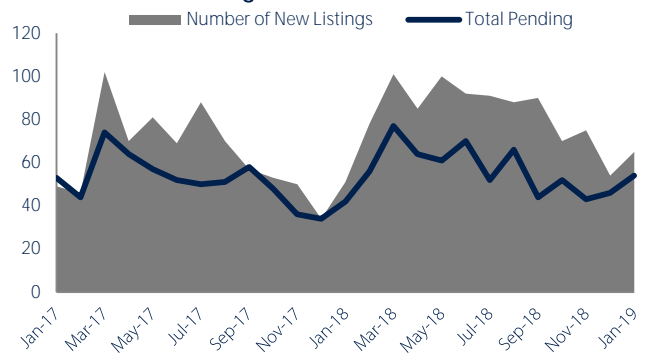
In January, there was 4.3 months of supply available in Odenton and Fort Meade, compared to 3.8 in January 2018. That is an increase of 11% versus a year ago.

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.

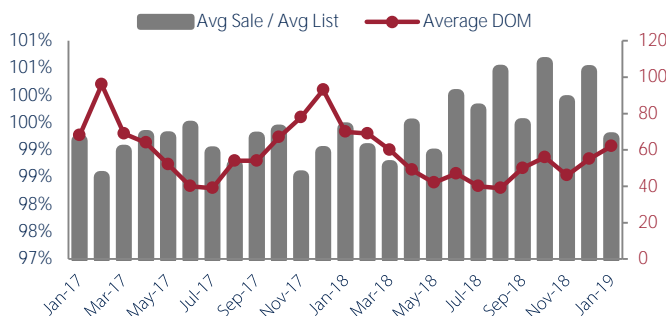
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Odenton and Fort Meade compared to 51 in January 2018, an increase of 27%. There were 54 current contracts pending sale this January compared to 42 a year ago. The number of current contracts is 29% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Odenton and Fort Meade was 99.2% 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 62, lower than the average last year, which was 70, a decrease of 11%.



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