

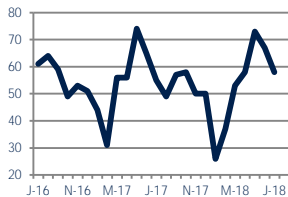
Focus On: Odenton and Fort Meade Housing Market

July 2018

Zip Code(s): 21113 and 20755

Units Sold

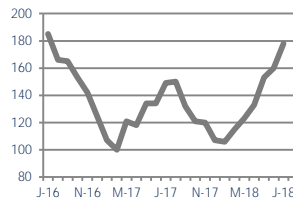
58



Up 5%
Vs. Year Ago

Active Inventory

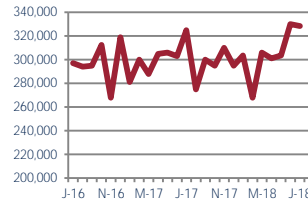
178



Up 19%
Vs. Year Ago

Median Sale Price

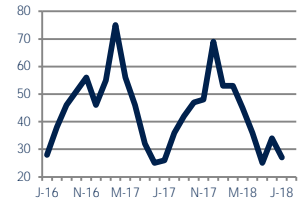
\$328,500



Up 1%
Vs. Year Ago

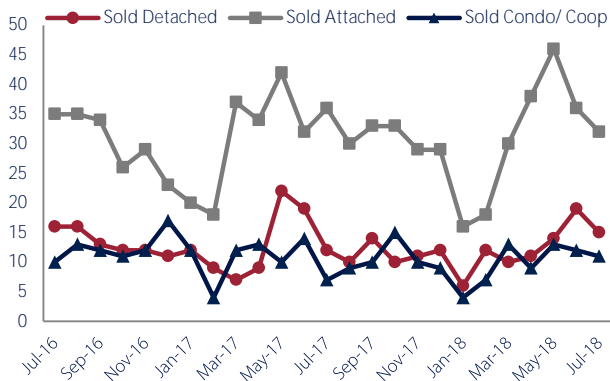
Days On Market

27



Up 4%
Vs. Year Ago

Units Sold*



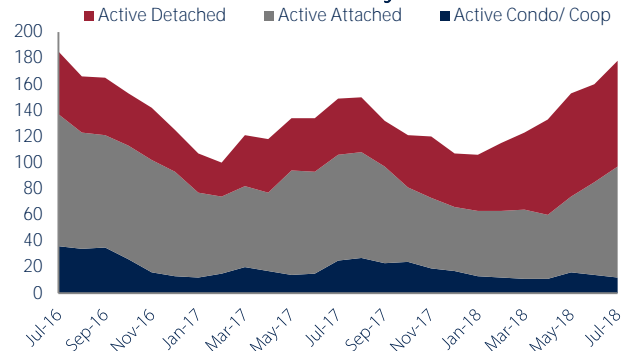
Units Sold

There was a decrease in total units sold in July, with 58 sold this month in Odenton and Fort Meade versus 67 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 5% versus July 2017.

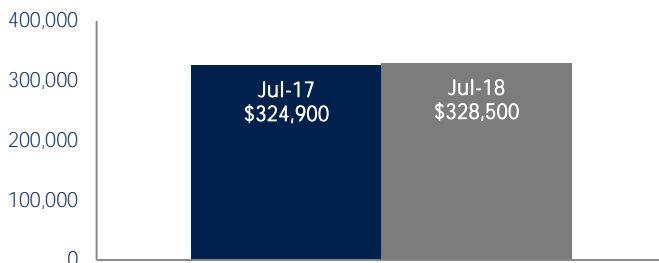
Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 19%. The total number of active inventory this July was 178 compared to 149 in July 2017. This month's total of 178 is higher than the previous month's total supply of available inventory of 160, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Odenton and Fort Meade Homes was \$324,900. This July, the median sale price was \$328,500, an increase of 1% or \$3,600 compared to last year. The current median sold price is approximately the same as the median price in June.

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



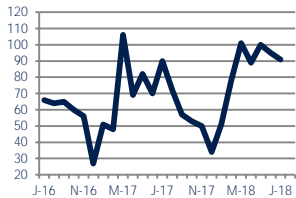
Focus On: Odenton and Fort Meade Housing Market

July 2018

Zip Code(s): 21113 and 20755

New Listings

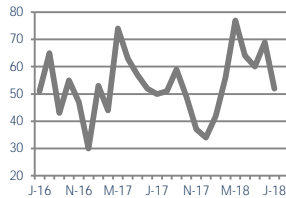
91



Up 1%
Vs. Year Ago

Current Contracts

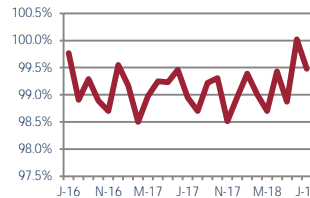
52



Up 4%
Vs. Year Ago

Sold Vs. List Price

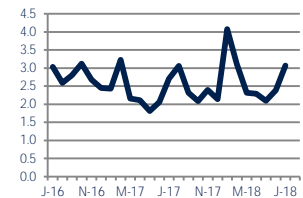
99.5%



Up 0.5%
Vs. Year Ago

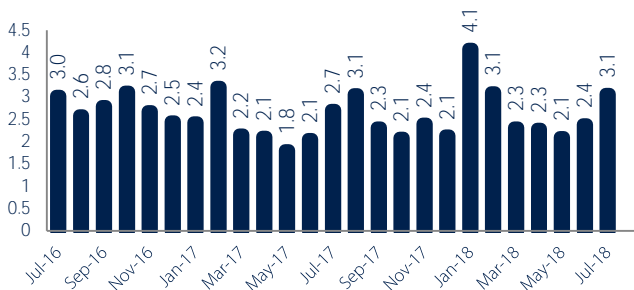
Months of Supply

3.1



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

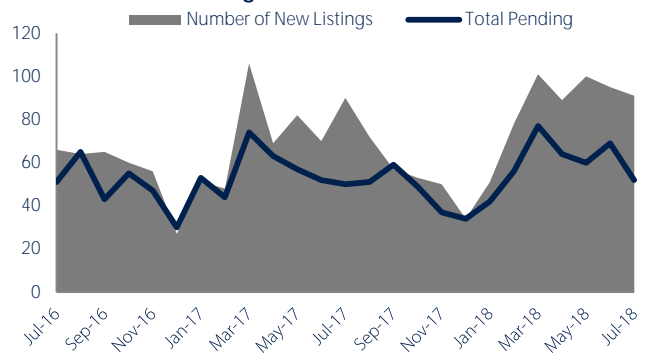
In July, there was 3.1 months of supply available in Odenton and Fort Meade, compared to 2.7 in July 2017. That is an increase of 13% versus a year ago.

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.

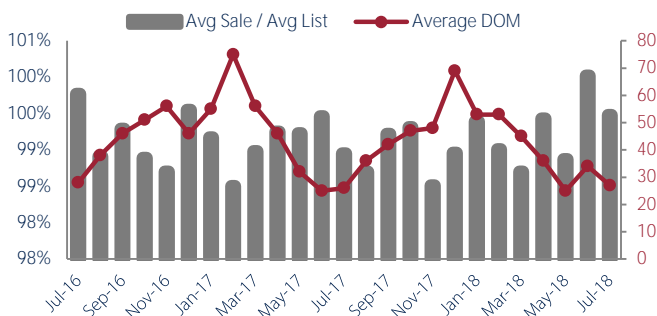
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Odenton and Fort Meade compared to 90 in July 2017, an increase of 1%. There were 52 current contracts pending sale this July compared to 50 a year ago. The number of current contracts is 4% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Odenton and Fort Meade was 99.5% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 26, an increase of 4%.



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.

