

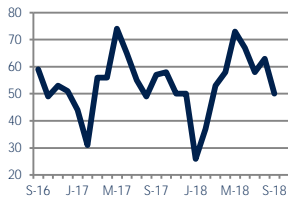
Focus On: Odenton and Fort Meade Housing Market

September 2018

Zip Code(s): 21113 and 20755

Units Sold

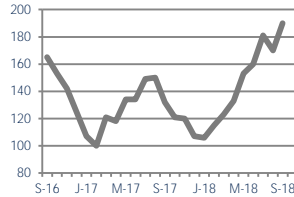
50



Down -12%
Vs. Year Ago

Active Inventory

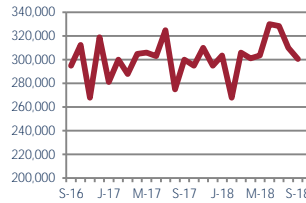
190



Up 44%
Vs. Year Ago

Median Sale Price

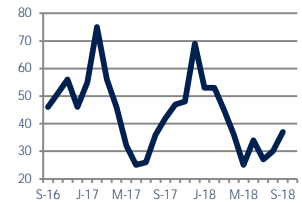
\$300,495



No Change
Vs. Year Ago

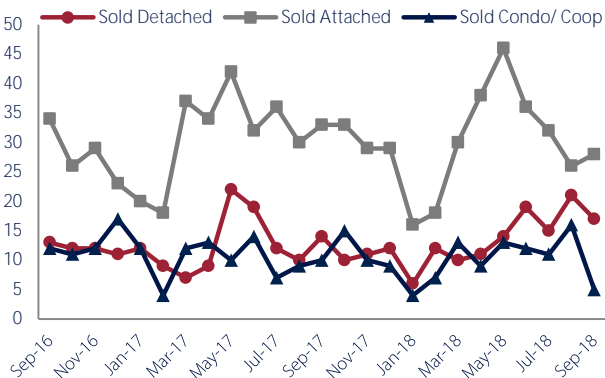
Days On Market

37



Down -12%
Vs. Year Ago

Units Sold*



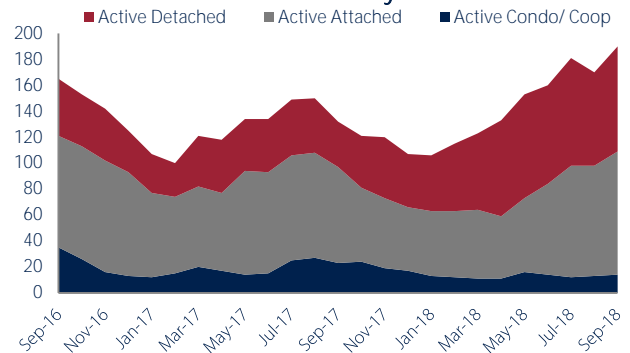
Units Sold

There was a decrease in total units sold in September, with 50 sold this month in Odenton and Fort Meade versus 63 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 12% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 58 units or 44%. The total number of active inventory this September was 190 compared to 132 in September 2017. This month's total of 190 is higher than the previous month's total supply of available inventory of 170, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Odenton and Fort Meade Homes was \$300,000. This September, the median sale price was \$300,495, which is similar compared to a year ago. The current median sold price is 3% higher than in August.

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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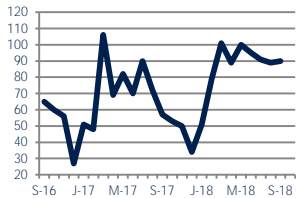
Focus On: Odenton and Fort Meade Housing Market

September 2018

Zip Code(s): 21113 and 20755

New Listings

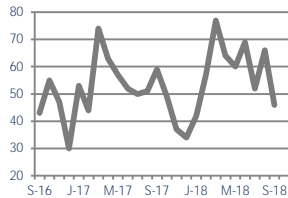
90



Up 58%
Vs. Year Ago

Current Contracts

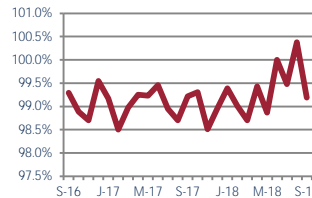
46



Down -22%
Vs. Year Ago

Sold Vs. List Price

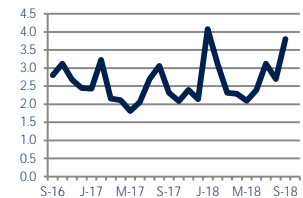
99.2%



No Change
Vs. Year Ago

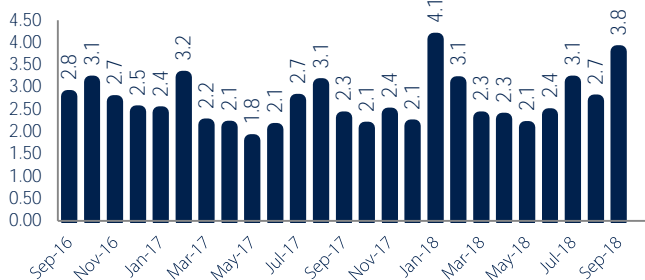
Months of Supply

3.8



Up 64%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.8 months of supply available in Odenton and Fort Meade, compared to 2.3 in September 2017. That is an increase of 64% versus a year ago.

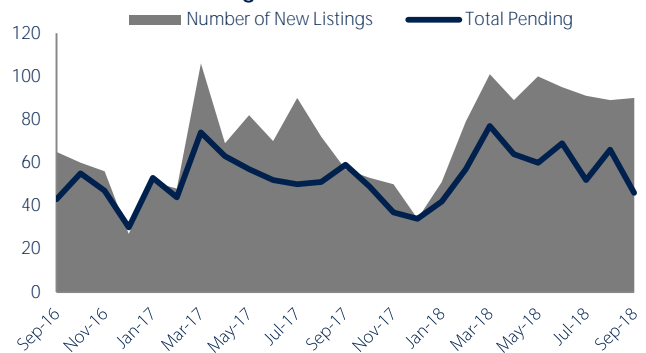
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

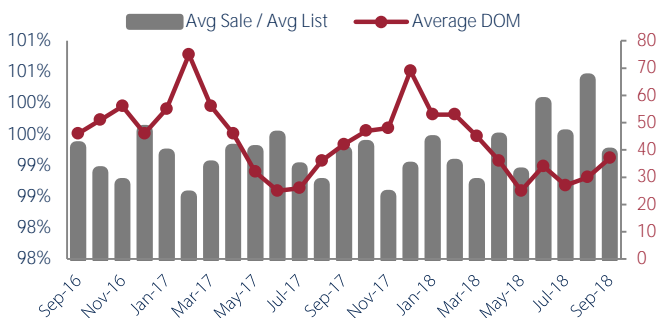
This month there were 90 homes newly listed for sale in Odenton and Fort Meade compared to 57 in September 2017, an increase of 58%.

There were 46 current contracts pending sale this September compared to 59 a year ago. The number of current contracts is 22% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, 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 37, lower than the average last year, which was 42, a decrease of 12%.



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