

THE LONG & FOSTER MARKET MINUTE™

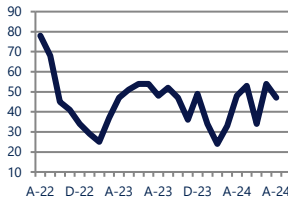
FOCUS ON: **ODENTON AND FORT MEADE HOUSING MARKET**

AUGUST 2024

Zip Code(s): 21113 and 20755

Units Sold

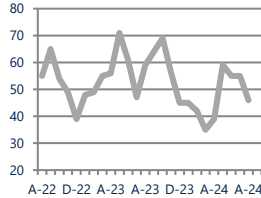
47



Down -2%
Vs. Year Ago

Active Inventory

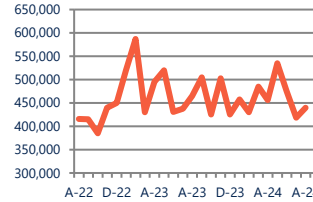
46



Down -22%
Vs. Year Ago

Median Sale Price

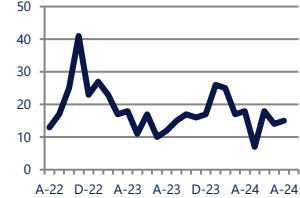
\$440,000



Down -5%
Vs. Year Ago

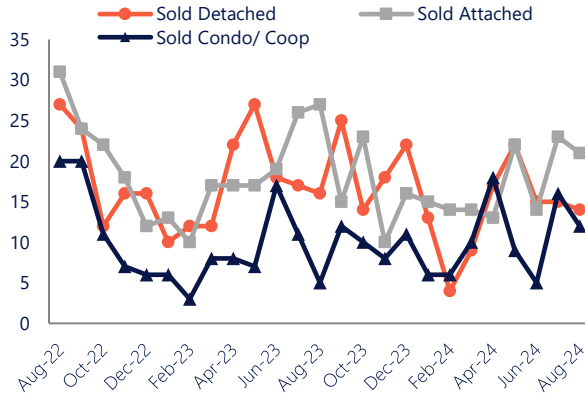
Days On Market

15



Up 25%
Vs. Year Ago

Units Sold*



Units Sold

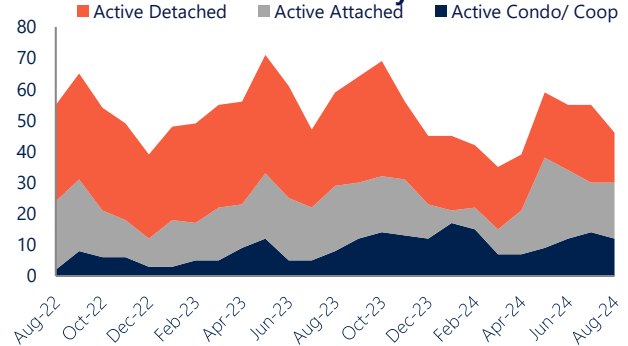
There was a decrease in total units sold in August, with 47 sold this month in Odenton and Fort Meade versus 54 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 2% versus August 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 22%. The total number of active inventory this August was 46 compared to 59 in August 2023.

This month's total of 46 is lower than the previous month's total supply of available inventory of 55, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Odenton and Fort Meade Homes was \$465,000. This August, the median sale price was \$440,000, a decrease of 5% or \$25,000 compared to last year. The current median sold price is 5% higher than in July.

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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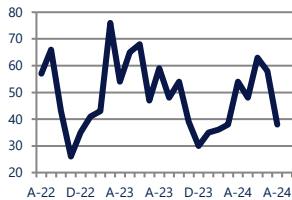
FOCUS ON: **ODENTON AND FORT MEADE HOUSING MARKET**

AUGUST 2024

Zip Code(s): 21113 and 20755

New Listings

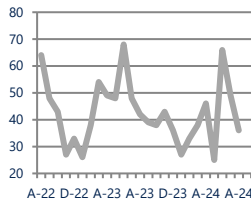
38



Down -36%
Vs. Year Ago

Current Contracts

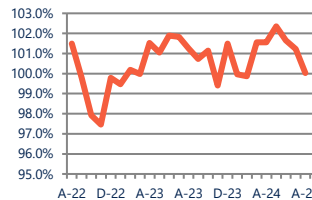
36



Down -14%
Vs. Year Ago

Sold Vs. List Price

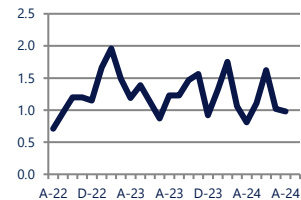
100.0%



Down -1.2%
Vs. Year Ago

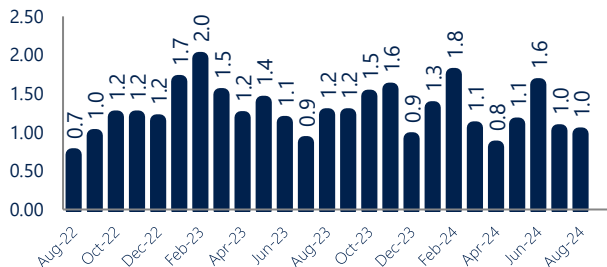
Months of Supply

1.0



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

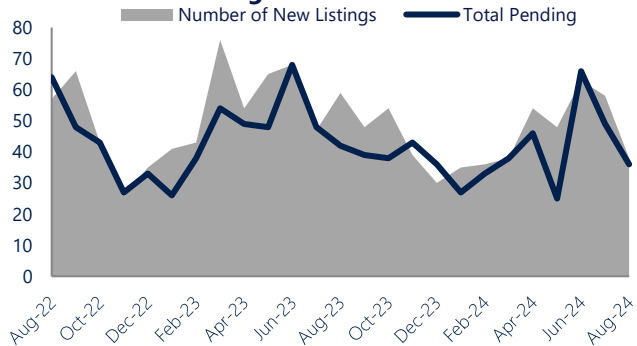
In August, there was 1.0 months of supply available in Odenton and Fort Meade, compared to 1.2 in August 2023. That is a decrease of 20% versus a year ago.

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.

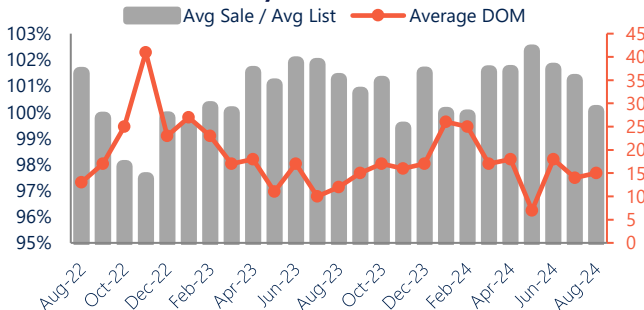
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Odenton and Fort Meade compared to 59 in August 2023, a decrease of 36%. There were 36 current contracts pending sale this August compared to 42 a year ago. The number of current contracts is 14% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Odenton and Fort Meade was 100.0% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 15, higher than the average last year, which was 12, an increase of 25%.

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