



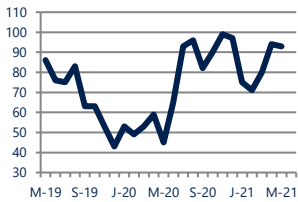
Focus On: Odenton and Fort Meade Housing Market

May 2021

Zip Code(s): 21113 and 20755

Units Sold

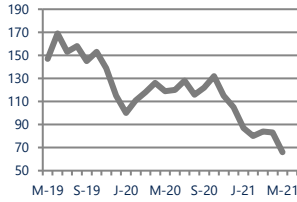
93



Up
Vs. Year Ago

Active Inventory

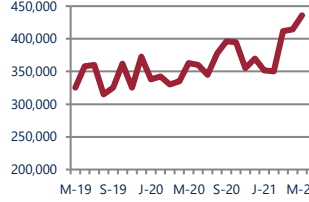
66



Down -45%
Vs. Year Ago

Median Sale Price

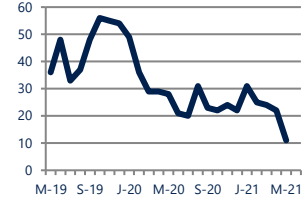
\$436,000



Up 20%
Vs. Year Ago

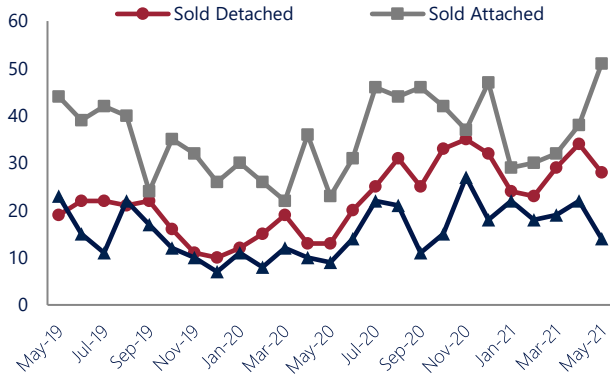
Days On Market

11



Down -61%
Vs. Year Ago

Units Sold*



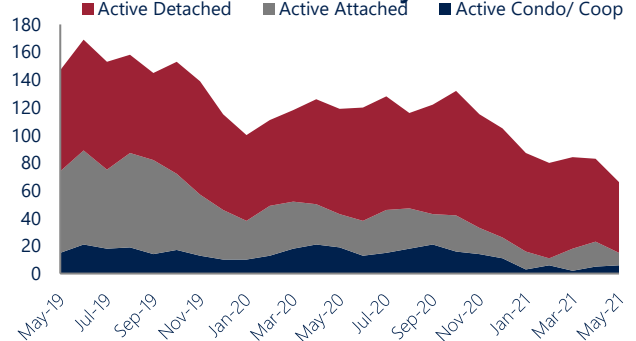
Units Sold

There was a decrease in total units sold in May, with 93 sold this month in Odenton and Fort Meade. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 45%. The total number of active inventory this May was 66 compared to 119 in May 2020. This month's total of 66 is lower than the previous month's total supply of available inventory of 83, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Odenton and Fort Meade Homes was \$363,000. This May, the median sale price was \$436,000, an increase of 20% or \$73,000 compared to last year. The current median sold price is 5% 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 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.





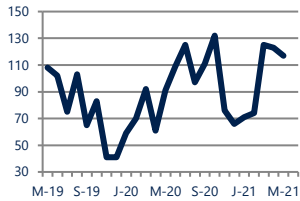
Focus On: Odenton and Fort Meade Housing Market

May 2021

Zip Code(s): 21113 and 20755

New Listings

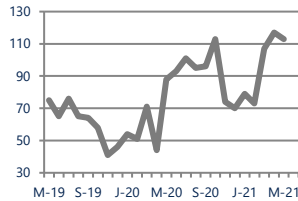
117



Up 29%
Vs. Year Ago

Current Contracts

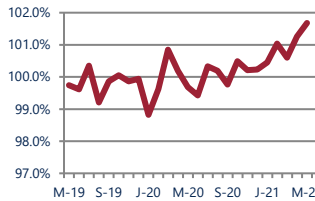
113



Up 28%
Vs. Year Ago

Sold Vs. List Price

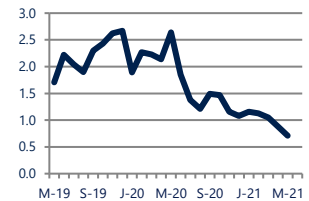
101.7%



Up 2%
Vs. Year Ago

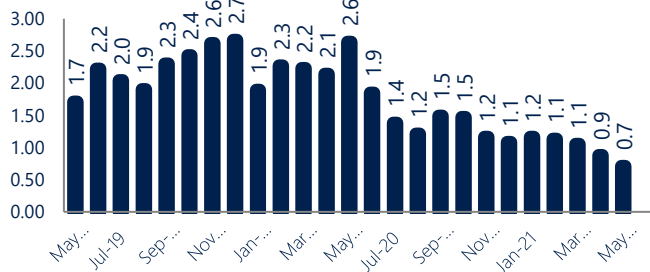
Months of Supply

0.7



Down -73%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

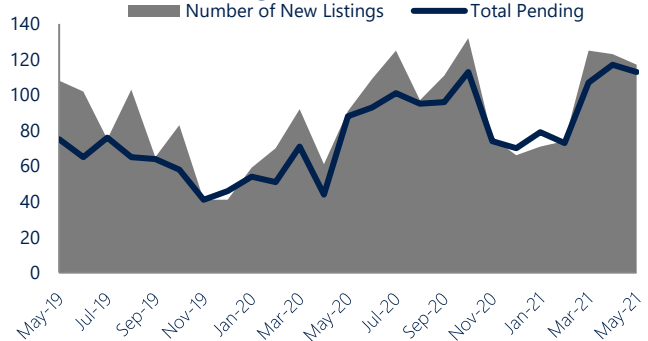
This month there were 117 homes newly listed for sale in Odenton and Fort Meade compared to 91 in May 2020, an increase of 29%. There were 113 current contracts pending sale this May compared to 88 a year ago. The number of current contracts is 28% higher than last May.

Months of Supply

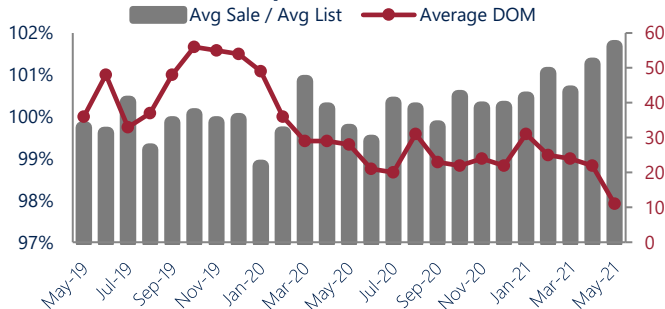
In May, there was 0.7 months of supply available in Odenton and Fort Meade, compared to 2.6 in May 2020. That is a decrease of 73% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Odenton and Fort Meade was 101.7% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 28, a decrease of 61%.

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.

