

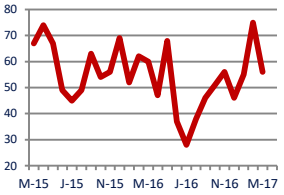
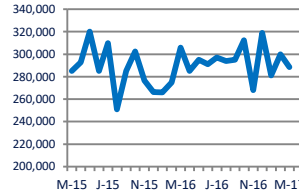
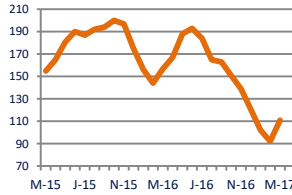
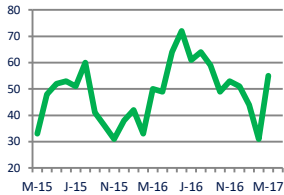


Focus On: Odenton and Fort Meade Housing Market

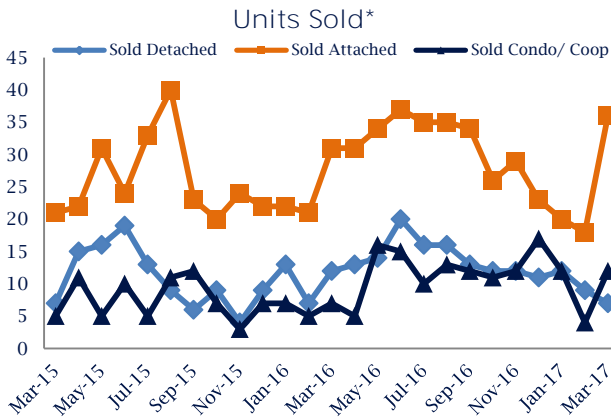
March 2017

Zip Code(s): 21113 and 20755

Units Sold 55	Active Inventory 111	Median Sale Price \$288,500	Days On Market 56
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Up 10% Vs. Year Ago	Down -29% Vs. Year Ago	Down -6% Vs. Year Ago	Down -7% Vs. Year Ago
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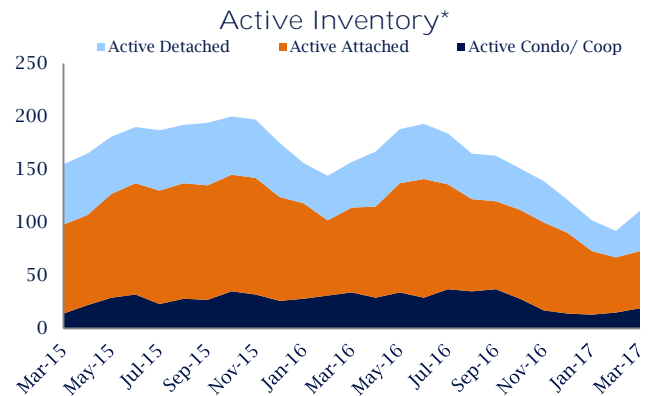


Units Sold

There was an increase in total units sold in March, with 55 sold this month in Odenton and Fort Meade. This month's total units sold was higher than at this time last year.

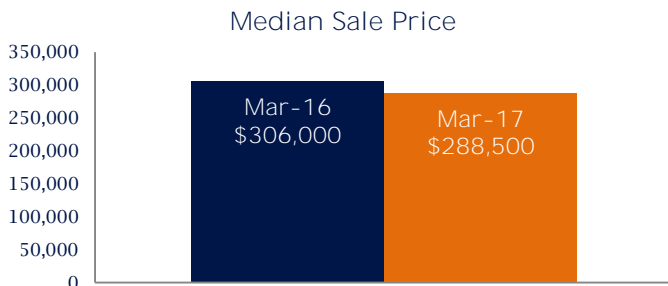
Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 29%. The total number of active inventory this March was 111 compared to 157 in March 2016. This month's total of 111 is higher than the previous month's total supply of available inventory of 92, an increase of 21%.



Median Sale Price

Last March, the median sale price for Odenton and Fort Meade Homes was \$306,000. This March, the median sale price was \$288,500, a decrease of 6% or \$17,500 compared to last year. The current median sold price is 4% lower than in February.



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.



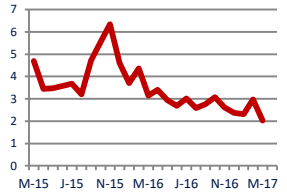
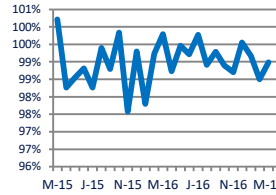
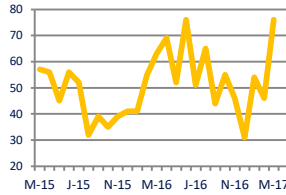
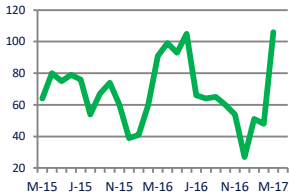


Focus On: Odenton and Fort Meade Housing Market

March 2017

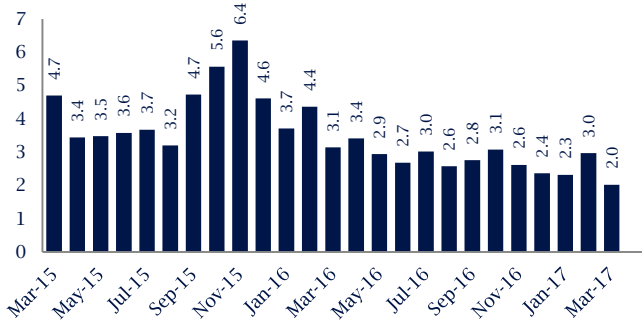
Zip Code(s): 21113 and 20755

New Listings 106	Current Contracts 76	Sold Vs. List Price 99.0%	Months of Supply 2.0
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Up 16% Vs. Year Ago	Up 21% Vs. Year Ago	Down -0.8% Vs. Year Ago	Down -36% Vs. Year Ago
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Months Of Supply



Months of Supply

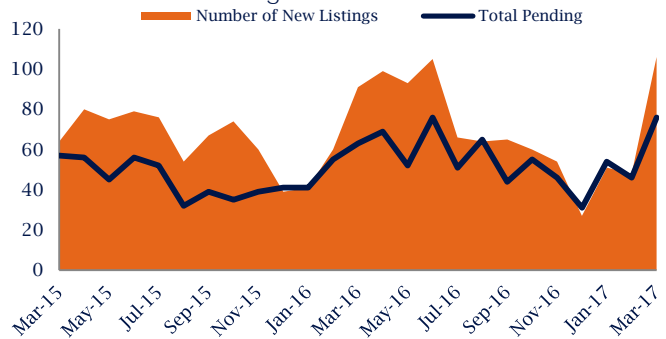
In March, there was 2.0 months of supply available in Odenton and Fort Meade, compared to 3.1 in March 2016. That is a decrease of 36% versus a year ago.

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.

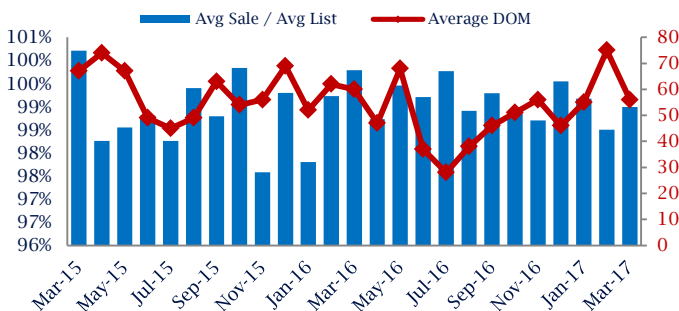
New Listings & Current Contracts

This month there were 106 homes newly listed for sale in Odenton and Fort Meade compared to 91 in March 2016, an increase of 16%. There were 76 current contracts pending sale this March compared to 63 a year ago. The number of current contracts is 21% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Odenton and Fort Meade was 99.0% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 60, a decrease of 7%.

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