



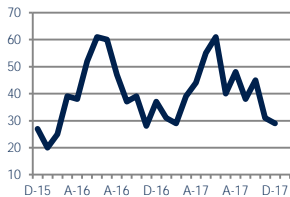
## Focus On: Edgewater Housing Market

December 2017

Zip Code(s): 21037 and 21140

### Units Sold

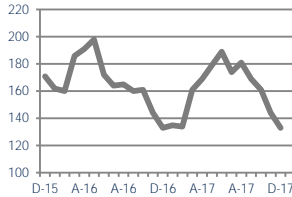
29



Down -22%  
Vs. Year Ago

### Active Inventory

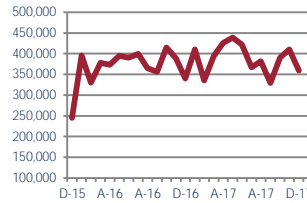
133



No Change  
Vs. Year Ago

### Median Sale Price

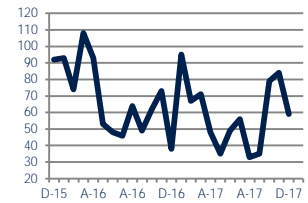
\$359,000



Up 6%  
Vs. Year Ago

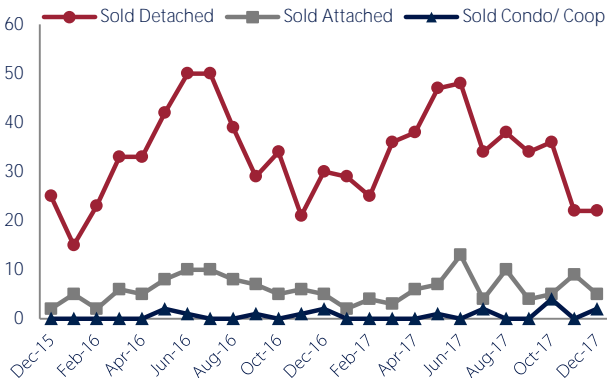
### Days On Market

59



Up  
Vs. Year Ago

### Units Sold\*



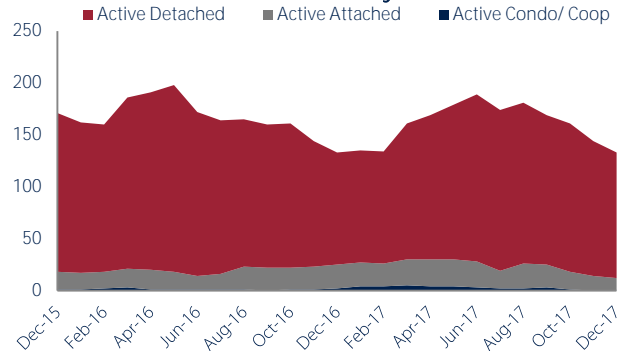
### Units Sold

There was a decrease in total units sold in December, with 29 sold this month in Edgewater versus 31 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 22% versus December 2016.

### Active Inventory

The total number of homes available this month is 133 units, which is similar compared to a year ago. This month's total of 133 is lower than the previous month's total supply of available inventory of 144, a decrease of 8%.

### Active Inventory\*

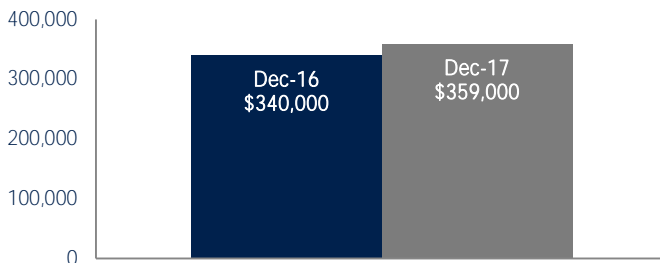


### Median Sale Price

Last December, the median sale price for Edgewater Homes was \$340,000. This December, the median sale price was \$359,000, an increase of 6% or \$19,000 compared to last year. The current median sold price is 12% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

### Median Sale Price



Edgewater are defined as properties listed in zip code/s 21037 and 21140.

\*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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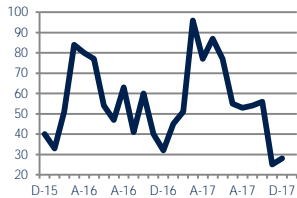
## Focus On: Edgewater Housing Market

December 2017

Zip Code(s): 21037 and 21140

### New Listings

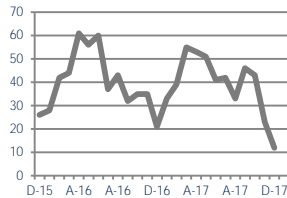
28



Down -13%  
Vs. Year Ago

### Current Contracts

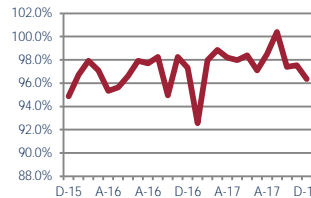
12



Down -43%  
Vs. Year Ago

### Sold Vs. List Price

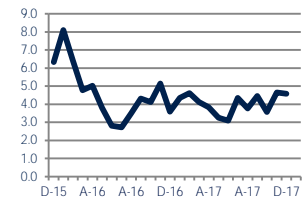
96.4%



Down -1%  
Vs. Year Ago

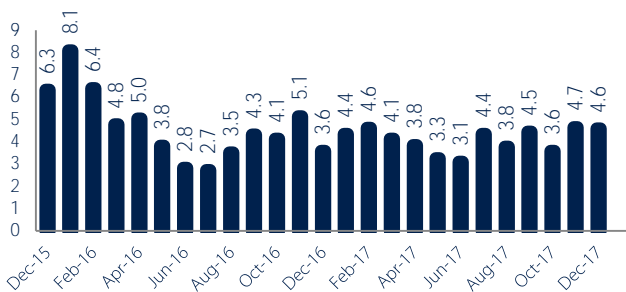
### Months of Supply

4.6



Up 28%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

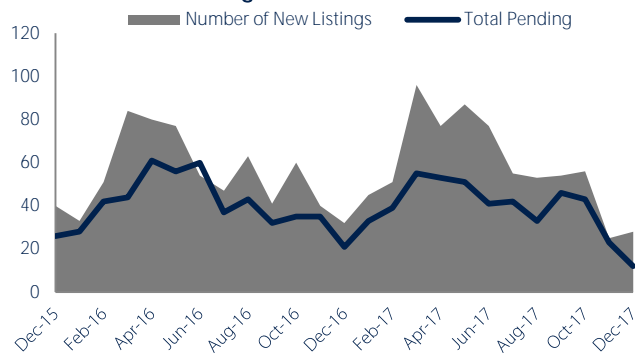
In December, there was 4.6 months of supply available in Edgewater, compared to 3.6 in December 2016. That is an increase of 28% versus a year ago.

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.

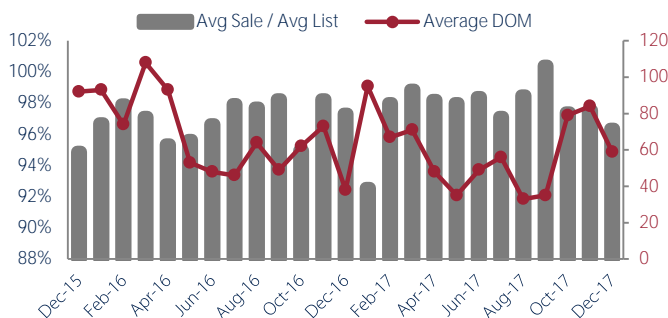
### New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Edgewater compared to 32 in December 2016, a decrease of 13%. There were 12 current contracts pending sale this December compared to 21 a year ago. The number of current contracts is 43% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Edgewater was 96.4% of the average list price, which is 1.0% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 59, higher than the average last year, which was 38. This increase was impacted by the limited number of sales.

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