

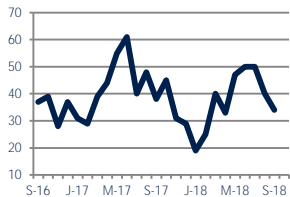
Focus On: Edgewater Housing Market

September 2018

Zip Code(s): 21037 and 21140

Units Sold

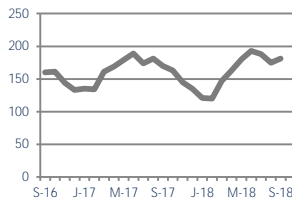
34



Down -11%
Vs. Year Ago

Active Inventory

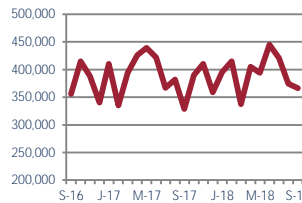
181



Up 6%
Vs. Year Ago

Median Sale Price

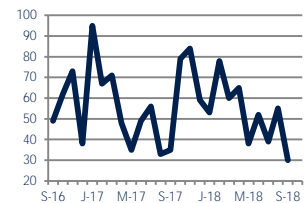
\$366,250



Up 11%
Vs. Year Ago

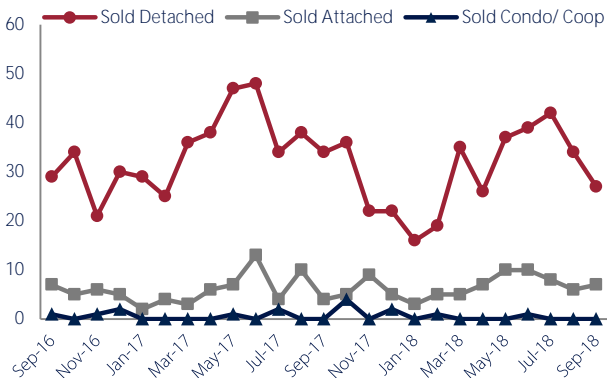
Days On Market

30



Down -14%
Vs. Year Ago

Units Sold*



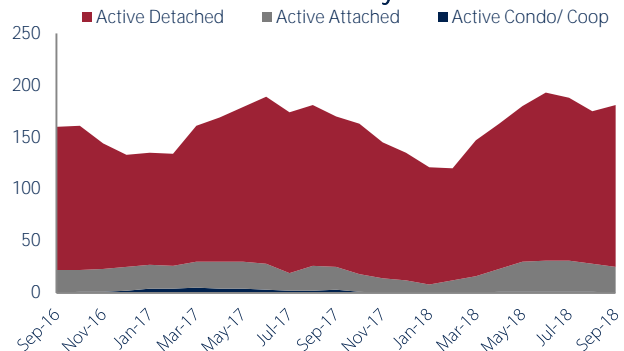
Units Sold

There was a decrease in total units sold in September, with 34 sold this month in Edgewater versus 40 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 11% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 6%. The total number of active inventory this September was 181 compared to 170 in September 2017. This month's total of 181 is higher than the previous month's total supply of available inventory of 175, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Edgewater Homes was \$329,000. This September, the median sale price was \$366,250, an increase of 11% or \$37,250 compared to last year. The current median sold price is 2% lower 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.

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.



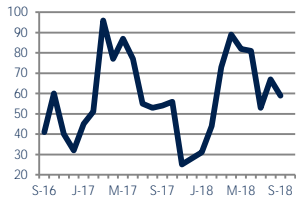
Focus On: Edgewater Housing Market

September 2018

Zip Code(s): 21037 and 21140

New Listings

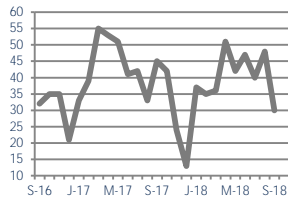
59



Up 9%
Vs. Year Ago

Current Contracts

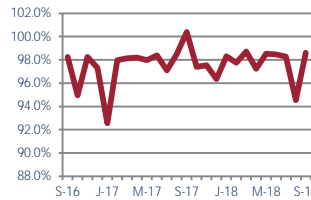
30



Down -33%
Vs. Year Ago

Sold Vs. List Price

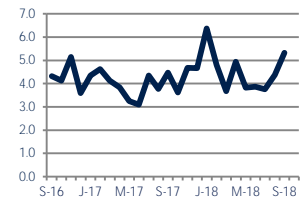
98.6%



Down -1.8%
Vs. Year Ago

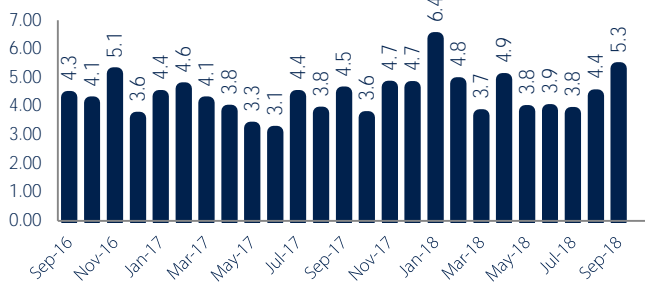
Months of Supply

5.3



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

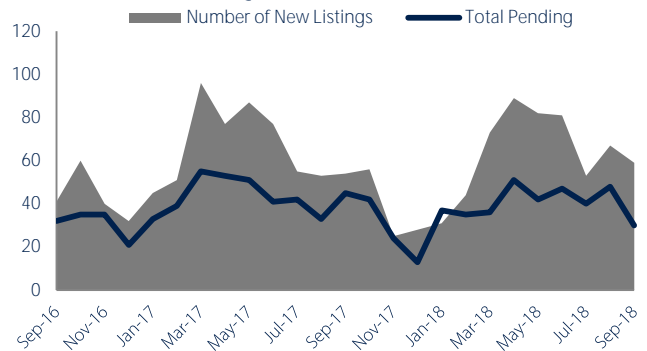
In September, there was 5.3 months of supply available in Edgewater, compared to 4.5 in September 2017. That is an increase of 19% versus a year ago.

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.

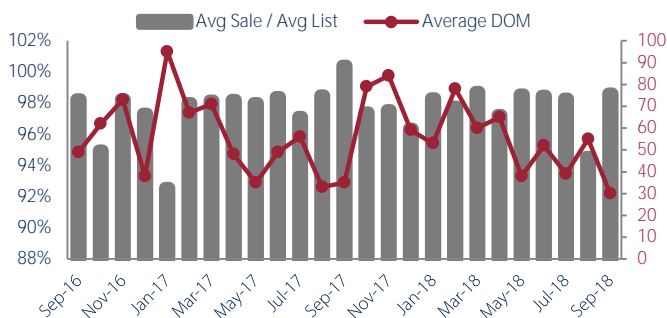
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Edgewater compared to 54 in September 2017, an increase of 9%. There were 30 current contracts pending sale this September compared to 45 a year ago. The number of current contracts is 33% 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 Edgewater was 98.6% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 35, a decrease of 14%.



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