



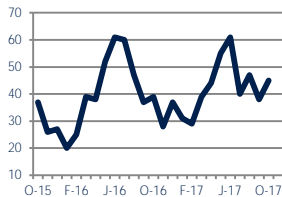
Focus On: Edgewater Housing Market

October 2017

Zip Code(s): 21037 and 21140

Units Sold

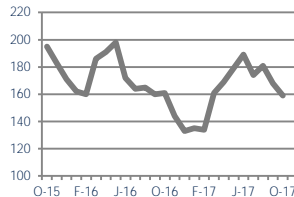
45



Up 15%
Vs. Year Ago

Active Inventory

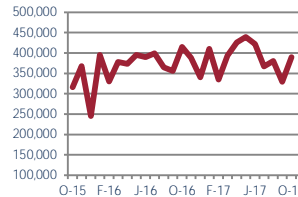
159



Down -1%
Vs. Year Ago

Median Sale Price

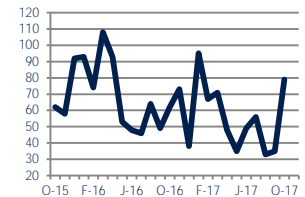
\$390,000



Down -6%
Vs. Year Ago

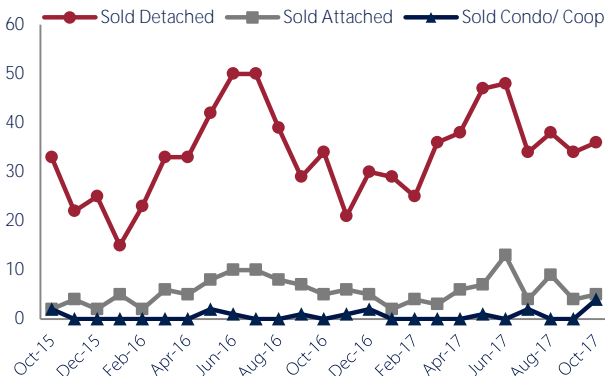
Days On Market

79



Up 27%
Vs. Year Ago

Units Sold*



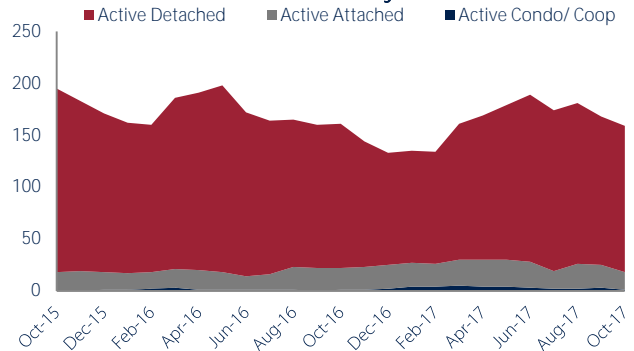
Units Sold

There was an increase in total units sold in October, with 45 sold this month in Edgewater versus 38 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 15% versus October 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 1%. The total number of active inventory this October was 159 compared to 161 in October 2016. This month's total of 159 is lower than the previous month's total supply of available inventory of 168, a decrease of 5%.

Active Inventory*



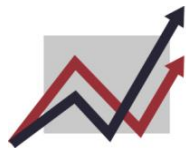
Median Sale Price



Median Sale Price

Last October, the median sale price for Edgewater Homes was \$415,000. This October, the median sale price was \$390,000, a decrease of 6% or \$25,000 compared to last year. The current median sold price is 19% higher than in September.

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



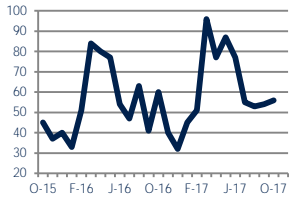
Focus On: Edgewater Housing Market

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New Listings

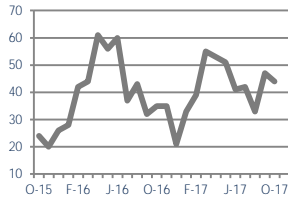
56



Down -7%
Vs. Year Ago

Current Contracts

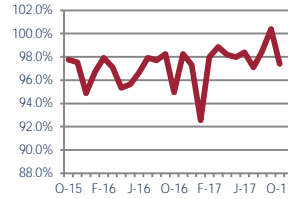
44



Up 26%
Vs. Year Ago

Sold Vs. List Price

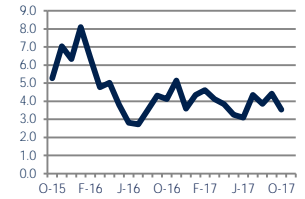
97.4%



Up 2.6%
Vs. Year Ago

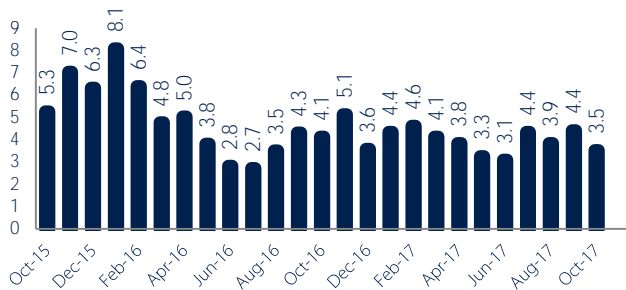
Months of Supply

3.5



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

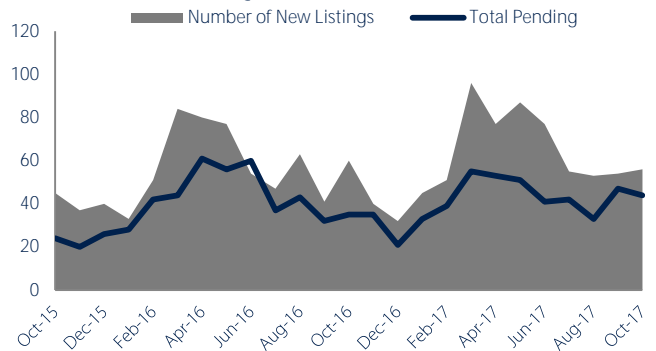
In October, there was 3.5 months of supply available in Edgewater, compared to 4.1 in October 2016. That is a decrease of 14% versus a year ago.

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.

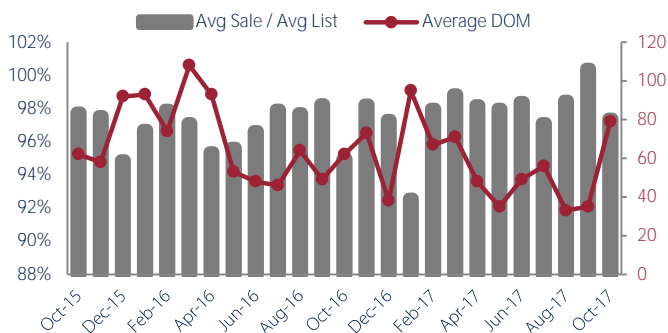
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Edgewater compared to 60 in October 2016, a decrease of 7%. There were 44 current contracts pending sale this October compared to 35 a year ago. The number of current contracts is 26% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Edgewater was 97.4% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 79, higher than the average last year, which was 62, an increase of 27%.