



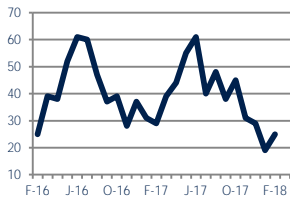
## Focus On: Edgewater Housing Market

February 2018

Zip Code(s): 21037 and 21140

### Units Sold

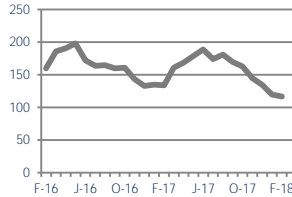
25



Down -14%  
Vs. Year Ago

### Active Inventory

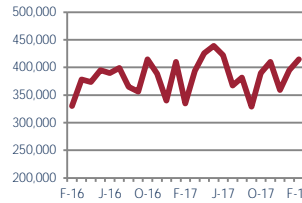
117



Down -13%  
Vs. Year Ago

### Median Sale Price

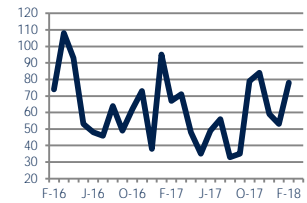
\$415,000



Up 24%  
Vs. Year Ago

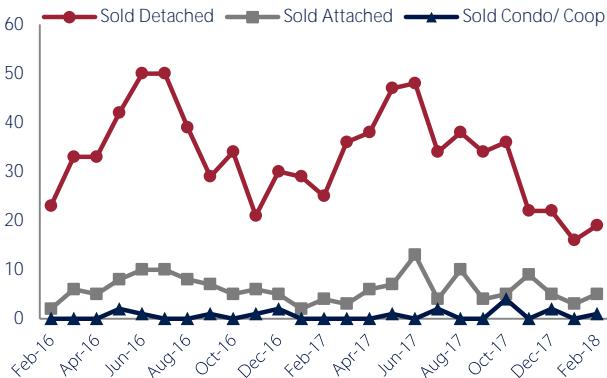
### Days On Market

78



Up 16%  
Vs. Year Ago

### Units Sold\*



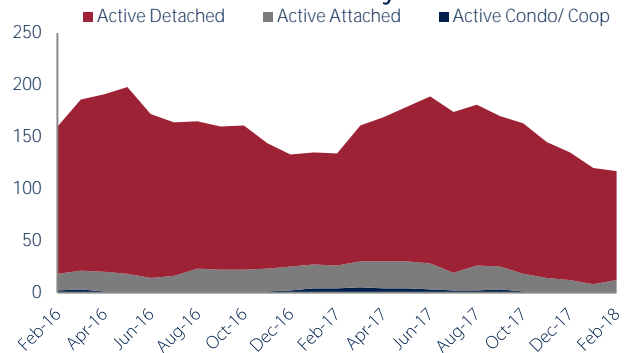
### Units Sold

There was an increase in total units sold in February, with 25 sold this month in Edgewater versus 19 last month, an increase of 32%. This month's total units sold was lower than at this time last year, a decrease of 14% versus February 2017.

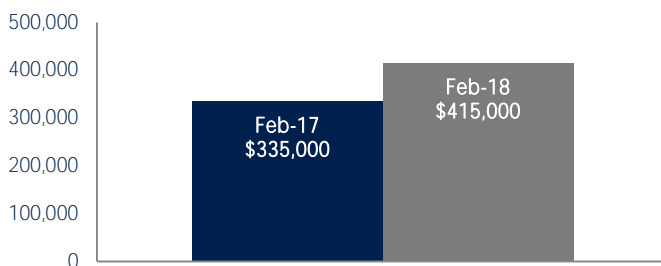
### Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 13%. The total number of active inventory this February was 117 compared to 134 in February 2017. This month's total of 117 is lower than the previous month's total supply of available inventory of 120, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Edgewater Homes was \$335,000. This February, the median sale price was \$415,000, an increase of 24% or \$80,000 compared to last year. The current median sold price is 5% higher than in January.

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.



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INTERNATIONAL REAL ESTATE



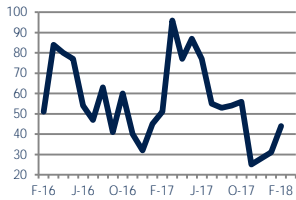
## Focus On: Edgewater Housing Market

February 2018

Zip Code(s): 21037 and 21140

### New Listings

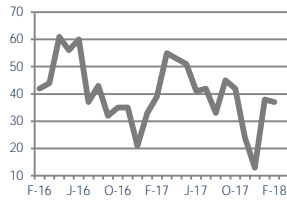
44



Down -14%  
Vs. Year Ago

### Current Contracts

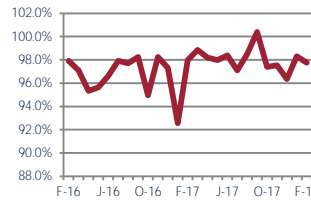
37



Down -5%  
Vs. Year Ago

### Sold Vs. List Price

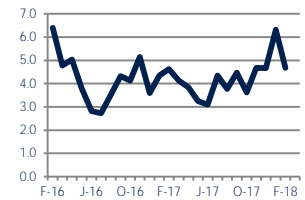
97.8%



No Change  
Vs. Year Ago

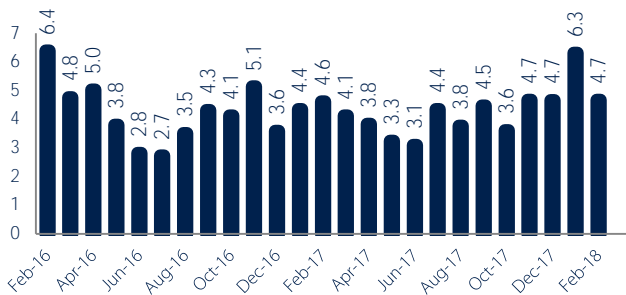
### Months of Supply

4.7



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

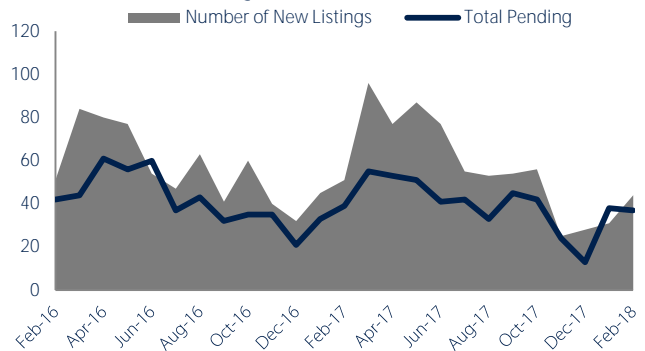
In February, there was 4.7 months of supply available in Edgewater. The amount of supply is similar compared to a year ago.

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.

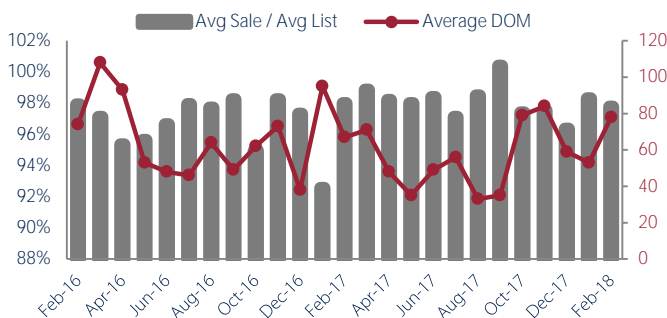
### New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Edgewater compared to 51 in February 2017, a decrease of 14%. There were 37 current contracts pending sale this February compared to 39 a year ago. The number of current contracts is 5% lower than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Edgewater was 97.8% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 78, higher than the average last year, which was 67, an increase of 16%.



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