

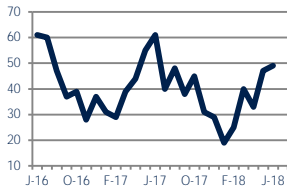


Focus On: Edgewater Housing Market

June 2018

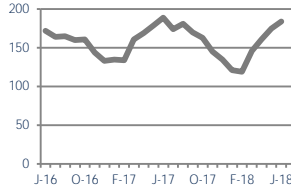
Zip Code(s): 21037 and 21140

Units Sold
49



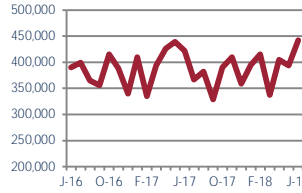
Down -20%
Vs. Year Ago

Active Inventory
184



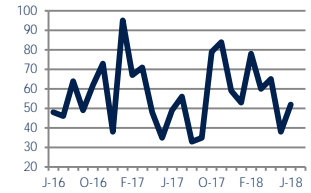
Down -3%
Vs. Year Ago

Median Sale Price
\$442,000



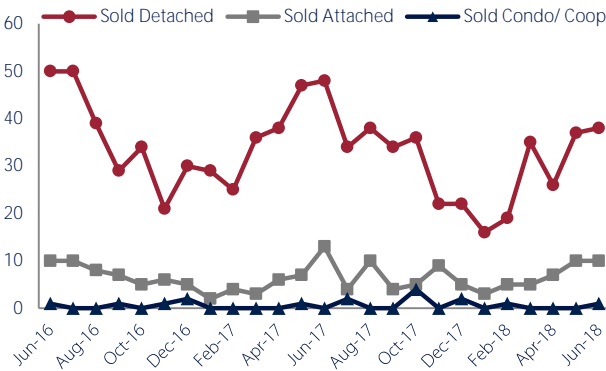
Up 5%
Vs. Year Ago

Days On Market
52



Up 6%
Vs. Year Ago

Units Sold*



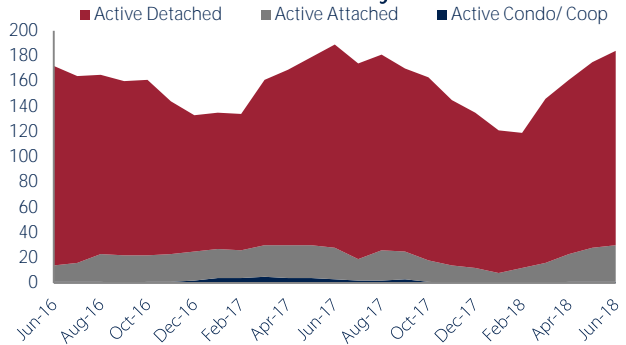
Units Sold

There was an increase in total units sold in June, with 49 sold this month in Edgewater versus 47 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 20% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 3%. The total number of active inventory this June was 184 compared to 189 in June 2017. This month's total of 184 is higher than the previous month's total supply of available inventory of 175, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Edgewater Homes was \$422,000. This June, the median sale price was \$442,000, an increase of 5% or \$20,000 compared to last year. The current median sold price is 12% higher than in May.

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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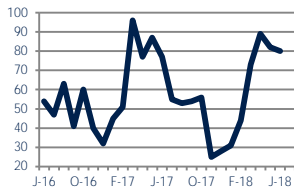
Focus On: Edgewater Housing Market

June 2018

Zip Code(s): 21037 and 21140

New Listings

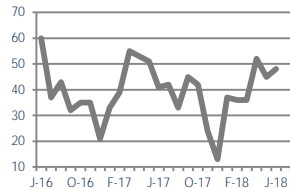
80



Up 4%
Vs. Year Ago

Current Contracts

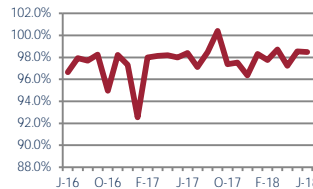
48



Up 17%
Vs. Year Ago

Sold Vs. List Price

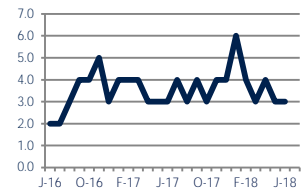
98.5%



No Change
Vs. Year Ago

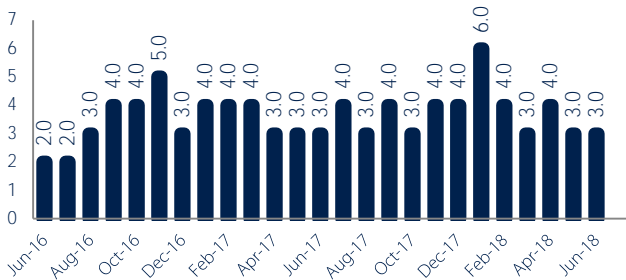
Months of Supply

3.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

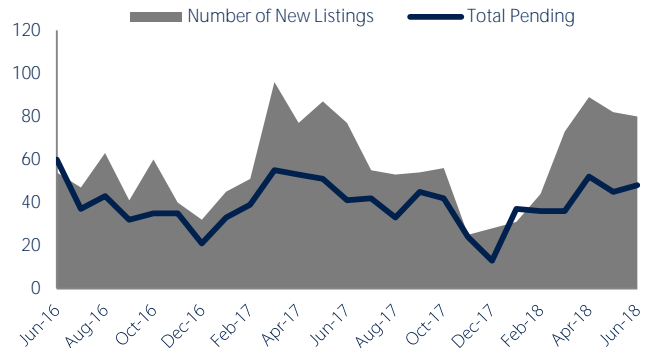
In June, there was 3.8 months of supply available in Edgewater, compared to 3.1 in June 2017. That is an increase of 21% versus a year ago.

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.

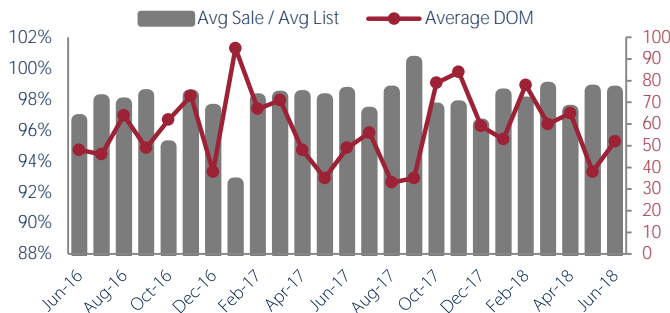
New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Edgewater compared to 77 in June 2017, an increase of 4%. There were 48 current contracts pending sale this June compared to 41 a year ago. The number of current contracts is 17% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Edgewater was 98.5% 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 52, higher than the average last year, which was 49, an increase of 6%.



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