

THE LONG & FOSTER MARKET MINUTE™

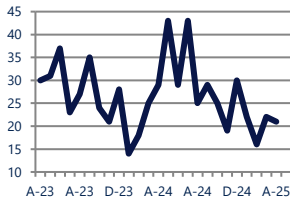
FOCUS ON: **EDGEWATER HOUSING MARKET**

APRIL 2025

Zip Code(s): 21037 and 21140

Units Sold

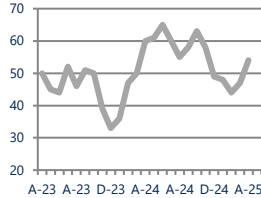
21



Down -28%
Vs. Year Ago

Active Inventory

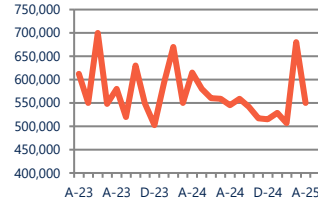
54



Down -10%
Vs. Year Ago

Median Sale Price

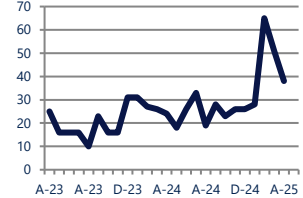
\$549,900



Down -11%
Vs. Year Ago

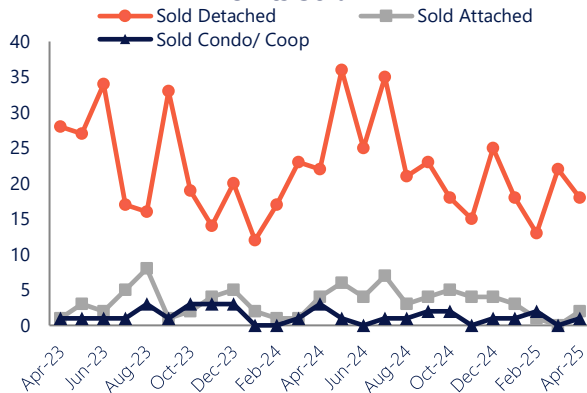
Days On Market

38



Up
Vs. Year Ago

Units Sold*



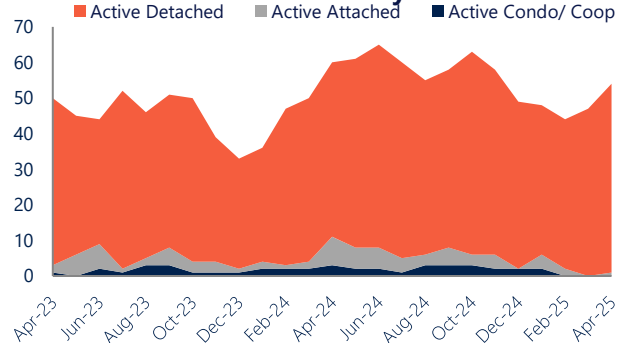
Units Sold

There was a decrease in total units sold in April, with 21 sold this month in Edgewater versus 22 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 28% versus April 2024.

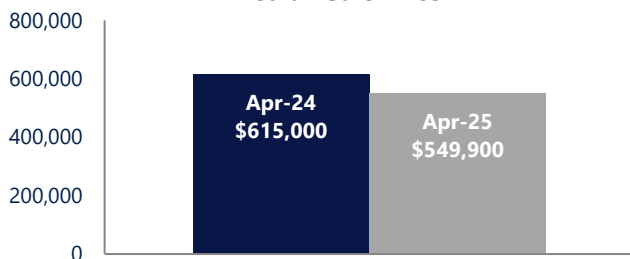
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 10%. The total number of active inventory this April was 54 compared to 60 in April 2024. This month's total of 54 is higher than the previous month's total supply of available inventory of 47, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Edgewater Homes was \$615,000. This April, the median sale price was \$549,900, a decrease of 11% or \$65,100 compared to last year. The current median sold price is 19% lower than in March.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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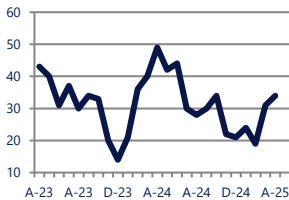
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APRIL 2025

Zip Code(s): 21037 and 21140

New Listings

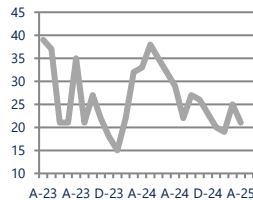
34



Down -31%
Vs. Year Ago

Current Contracts

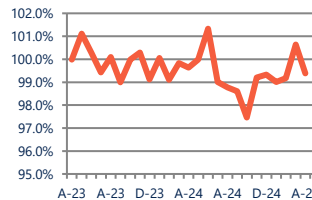
21



Down -36%
Vs. Year Ago

Sold Vs. List Price

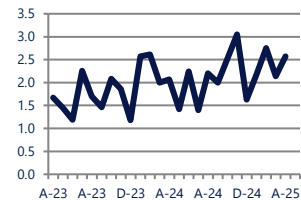
99.4%



No Change
Vs. Year Ago

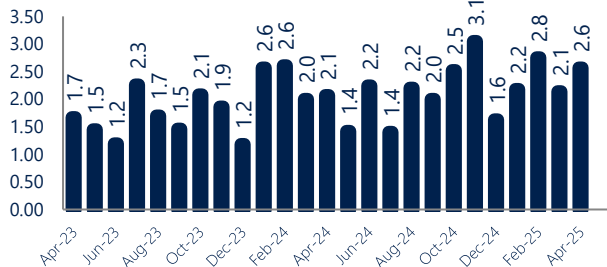
Months of Supply

2.6



Up 24%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 2.6 months of supply available in Edgewater, compared to 2.1 in April 2024. That is an increase of 24% versus a year ago.

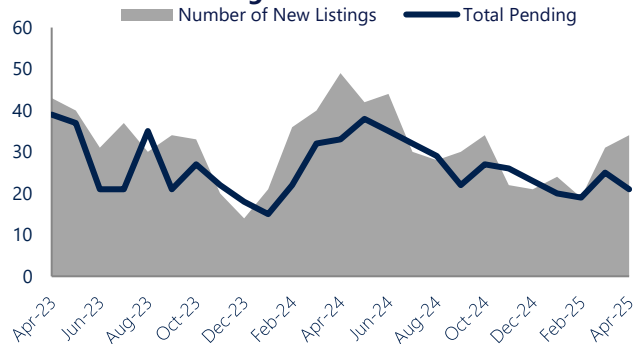
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

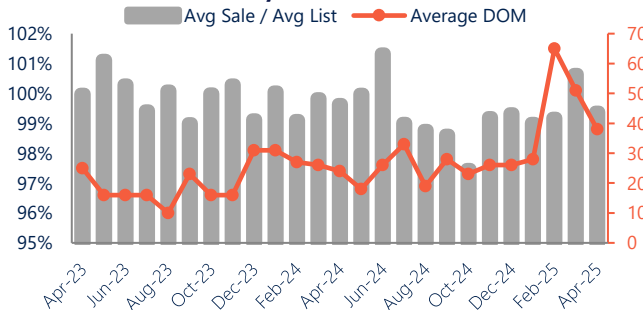
This month there were 34 homes newly listed for sale in Edgewater compared to 49 in April 2024, a decrease of 31%.

There were 21 current contracts pending sale this April compared to 33 a year ago. The number of current contracts is 36% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Edgewater was 99.4% 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 38, higher than the average last year, which was 24. This increase was impacted by the limited number of sales.

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