



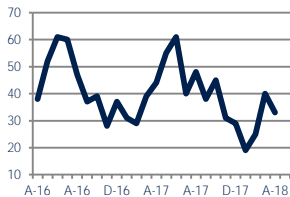
Focus On: Edgewater Housing Market

April 2018

Zip Code(s): 21037 and 21140

Units Sold

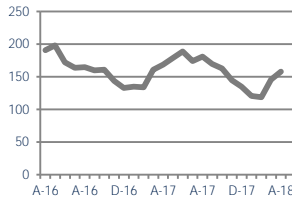
33



Down -25%
Vs. Year Ago

Active Inventory

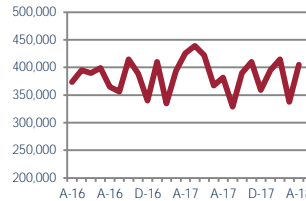
158



Down -7%
Vs. Year Ago

Median Sale Price

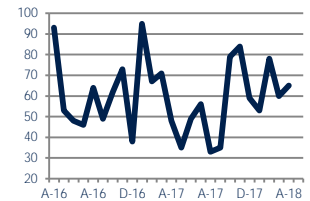
\$405,000



Down -5%
Vs. Year Ago

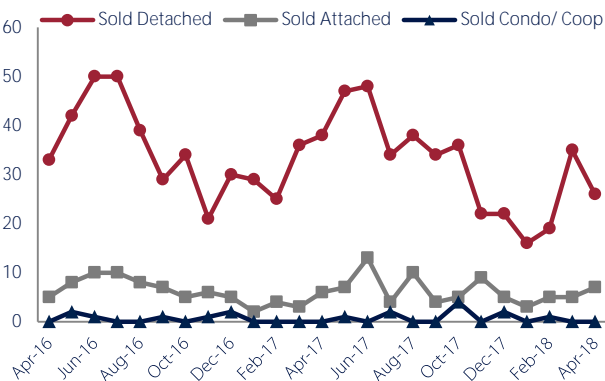
Days On Market

65



Up 35%
Vs. Year Ago

Units Sold*



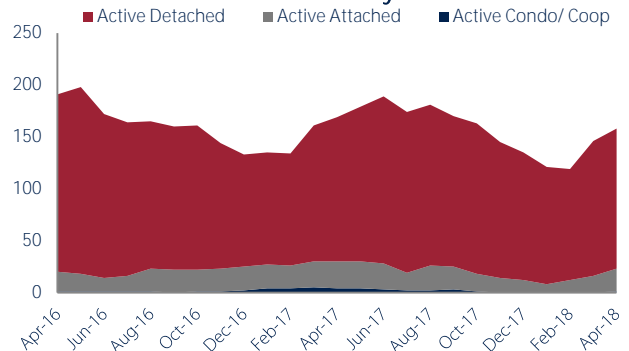
Units Sold

There was a decrease in total units sold in April, with 33 sold this month in Edgewater versus 40 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 25% versus April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 7%. The total number of active inventory this April was 158 compared to 169 in April 2017. This month's total of 158 is higher than the previous month's total supply of available inventory of 146, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Edgewater Homes was \$426,000. This April, the median sale price was \$405,000, a decrease of 5% or \$21,000 compared to last year. The current median sold price is 20% higher 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 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.



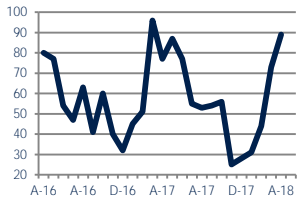
Focus On: Edgewater Housing Market

April 2018

Zip Code(s): 21037 and 21140

New Listings

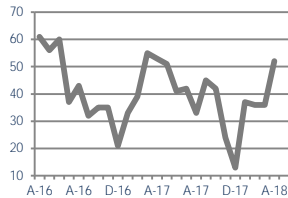
89



Up 16%
Vs. Year Ago

Current Contracts

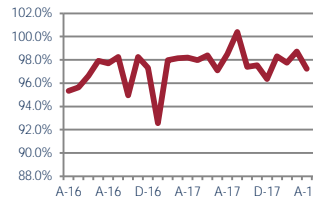
52



Down -2%
Vs. Year Ago

Sold Vs. List Price

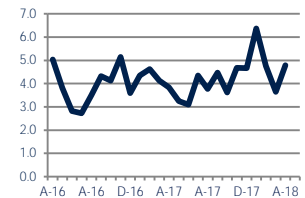
97.2%



Down -1%
Vs. Year Ago

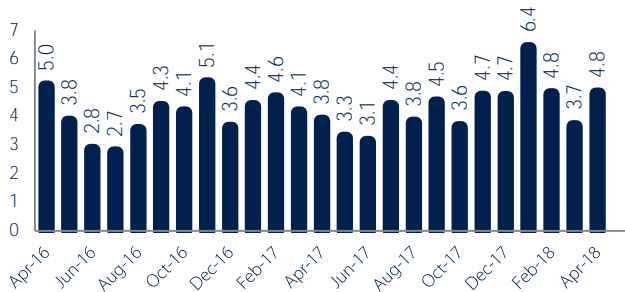
Months of Supply

4.8



Up 25%
Vs. Year Ago

Months Of Supply



Months of Supply

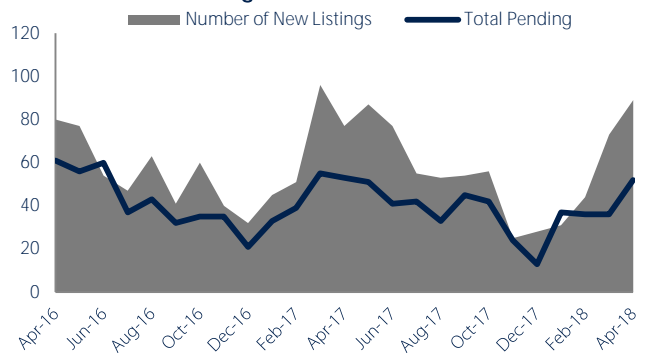
In April, there was 4.8 months of supply available in Edgewater, compared to 3.8 in April 2017. That is an increase of 25% versus a year ago.

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.

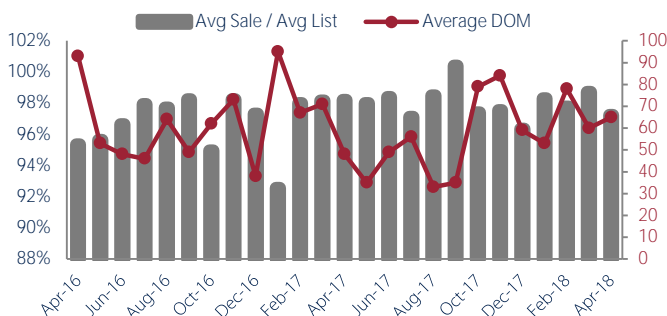
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Edgewater compared to 77 in April 2017, an increase of 16%. There were 52 current contracts pending sale this April compared to 53 a year ago. The number of current contracts is 2% 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 97.2% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 48, an increase of 35%.



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