

THE LONG & FOSTER MARKET MINUTE™

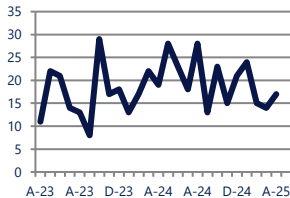
FOCUS ON: **EDGEWOOD HOUSING MARKET**

APRIL 2025

Zip Code(s): 21040

Units Sold

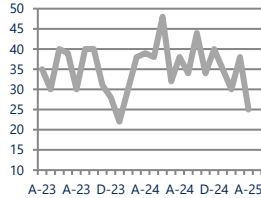
17



Down -11%
Vs. Year Ago

Active Inventory

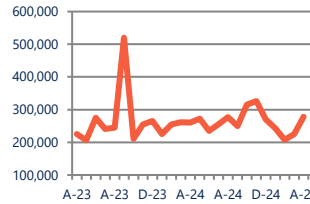
25



Down -36%
Vs. Year Ago

Median Sale Price

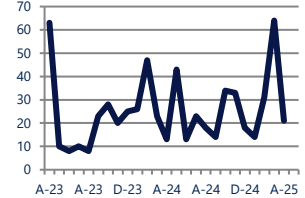
\$278,000



Up 7%
Vs. Year Ago

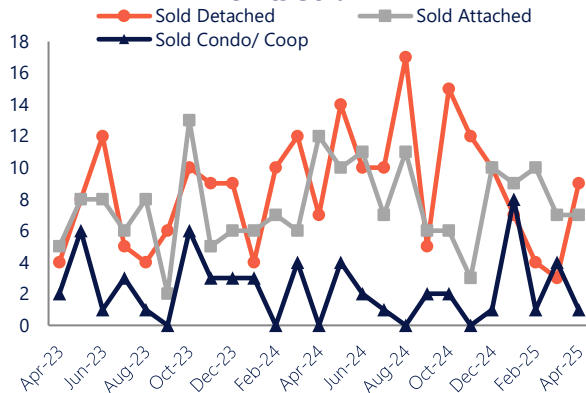
Days On Market

21



Up
Vs. Year Ago

Units Sold*



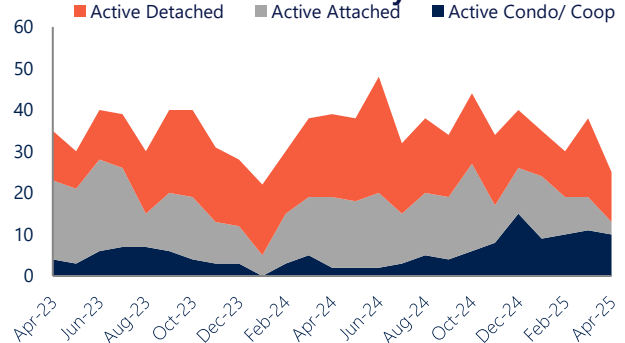
Units Sold

There was an increase in total units sold in April, with 17 sold this month in Edgewood versus 14 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

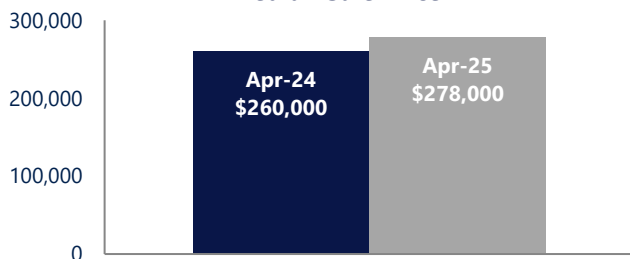
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 36%. The total number of active inventory this April was 25 compared to 39 in April 2024. This month's total of 25 is lower than the previous month's total supply of available inventory of 38, a decrease of 34%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Edgewood Homes was \$260,000. This April, the median sale price was \$278,000, an increase of 7% or \$18,000 compared to last year. The current median sold price is 23% 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.

Edgewood are defined as properties listed in zip code/s 21040.

*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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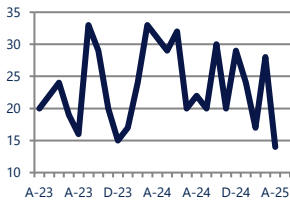
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APRIL 2025

Zip Code(s): 21040

New Listings

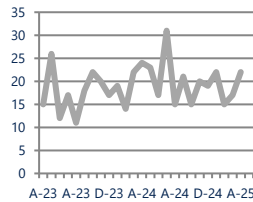
14



Down -55%
Vs. Year Ago

Current Contracts

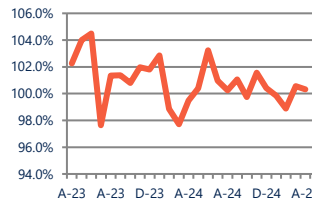
22



Down -8%
Vs. Year Ago

Sold Vs. List Price

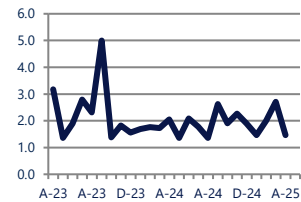
100.3%



Up 0.8%
Vs. Year Ago

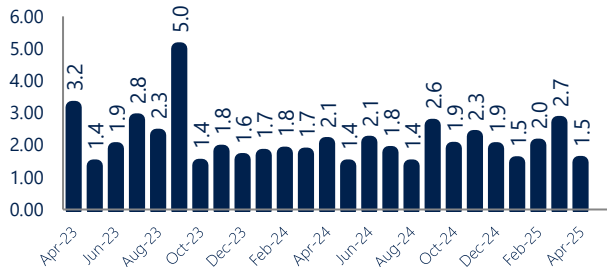
Months of Supply

1.5



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 1.5 months of supply available in Edgewood, compared to 2.1 in April 2024. That is a decrease of 28% versus a year ago.

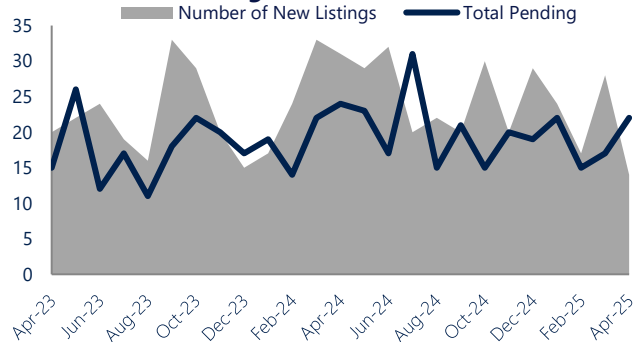
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

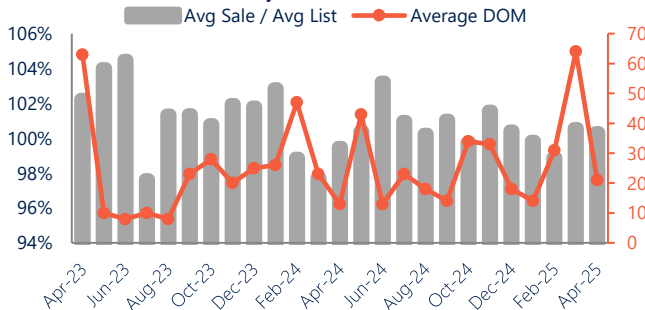
This month there were 14 homes newly listed for sale in Edgewood compared to 31 in April 2024, a decrease of 55%.

There were 22 current contracts pending sale this April compared to 24 a year ago. The number of current contracts is 8% 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 Edgewood was 100.3% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 13. This increase was impacted by the limited number of sales.

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