



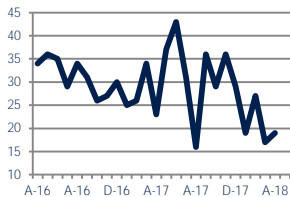
Focus On: Edgewood Housing Market

April 2018

Zip Code(s): 21040

Units Sold

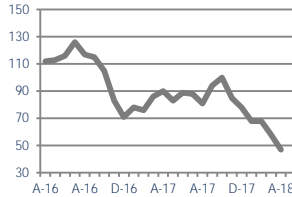
19



Down -17%
Vs. Year Ago

Active Inventory

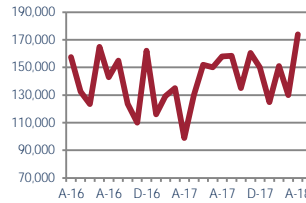
47



Down -48%
Vs. Year Ago

Median Sale Price

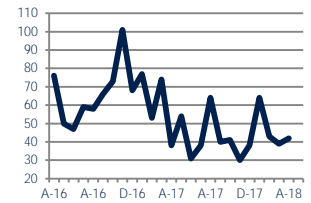
\$174,000



Up
Vs. Year Ago

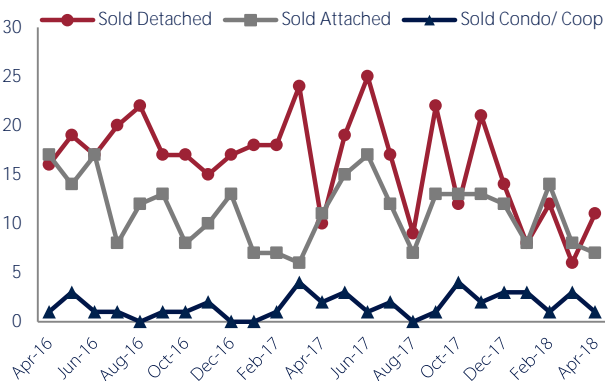
Days On Market

42



Up 11%
Vs. Year Ago

Units Sold*



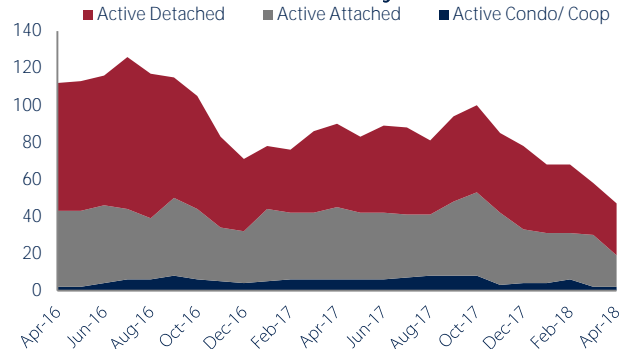
Units Sold

There was an increase in total units sold in April, with 19 sold this month in Edgewood versus 17 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 48%. The total number of active inventory this April was 47 compared to 90 in April 2017. This month's total of 47 is lower than the previous month's total supply of available inventory of 58, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Edgewood Homes was \$99,000. This April, the median sale price was \$174,000, an increase of \$75,000 compared to last year. The current median sold price is 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 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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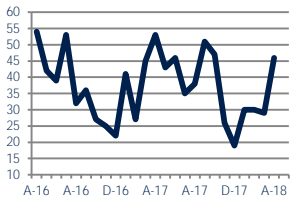
Focus On: Edgewood Housing Market

April 2018

Zip Code(s): 21040

New Listings

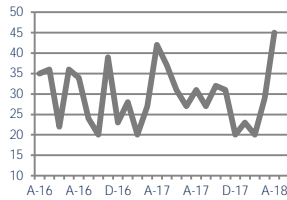
46



Down -13%
Vs. Year Ago

Current Contracts

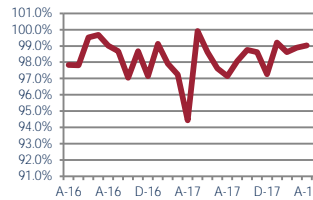
45



Up 7%
Vs. Year Ago

Sold Vs. List Price

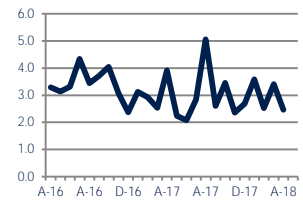
99.0%



Up 4.9%
Vs. Year Ago

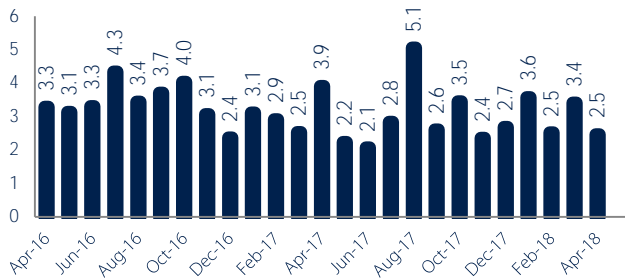
Months of Supply

2.5



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

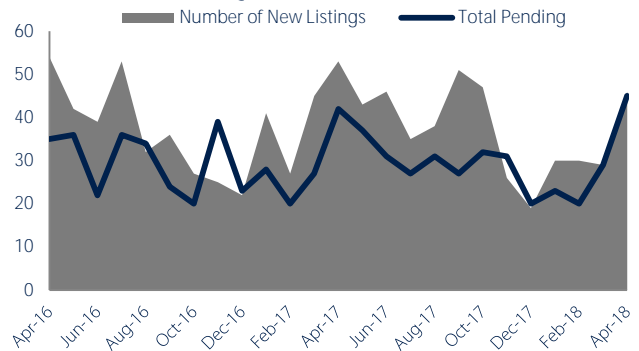
In April, there was 2.5 months of supply available in Edgewood, compared to 3.9 in April 2017. That is a decrease of 37% versus a year ago.

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.

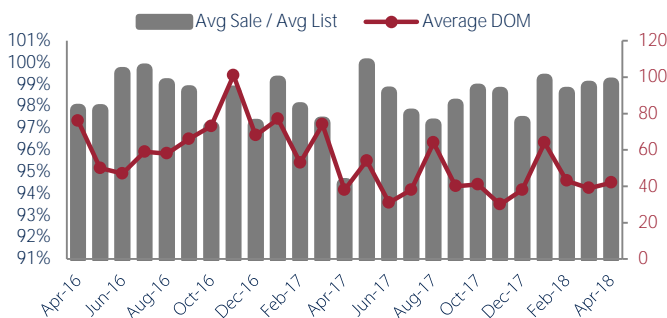
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Edgewood compared to 53 in April 2017, a decrease of 13%. There were 45 current contracts pending sale this April compared to 42 a year ago. The number of current contracts is 7% higher 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 99.0% of the average list price, which is 4.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 38, an increase of 11%.



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