

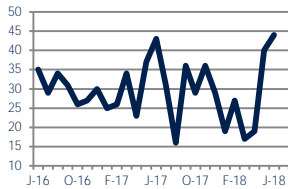


Focus On: Edgewood Housing Market

June 2018

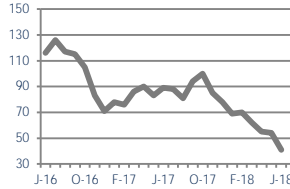
Zip Code(s): 21040

Units Sold
44



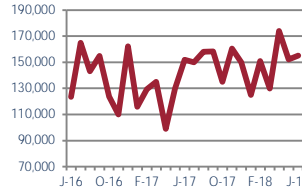
Up 2%
Vs. Year Ago

Active Inventory
41



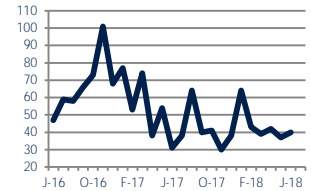
Down -54%
Vs. Year Ago

Median Sale Price
\$155,000



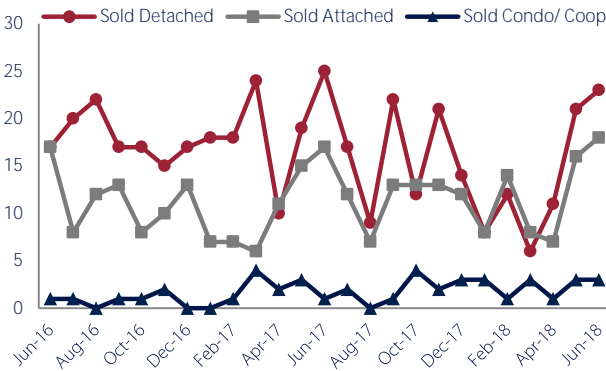
Up 2%
Vs. Year Ago

Days On Market
40



Up 29%
Vs. Year Ago

Units Sold*



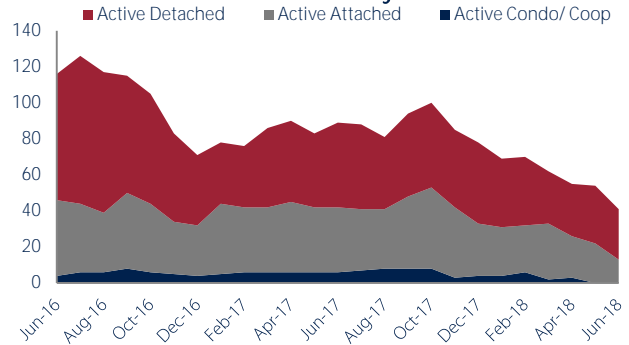
Units Sold

There was an increase in total units sold in June, with 44 sold this month in Edgewood versus 40 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 2% versus June 2017.

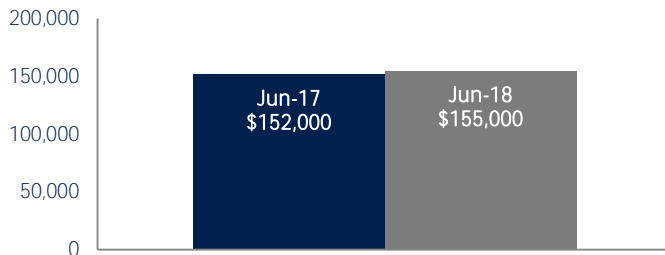
Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 54%. The total number of active inventory this June was 41 compared to 89 in June 2017. This month's total of 41 is lower than the previous month's total supply of available inventory of 54, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Edgewood Homes was \$152,000. This June, the median sale price was \$155,000, an increase of 2% or \$3,000 compared to last year. The current median sold price is 2% 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.

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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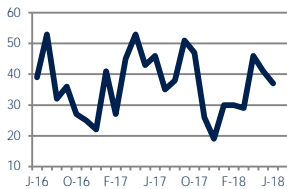
Focus On: Edgewood Housing Market

June 2018

Zip Code(s): 21040

New Listings

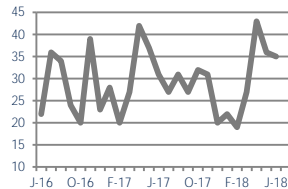
37



Down -20%
Vs. Year Ago

Current Contracts

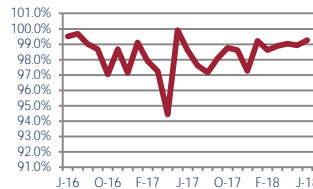
35



Up 13%
Vs. Year Ago

Sold Vs. List Price

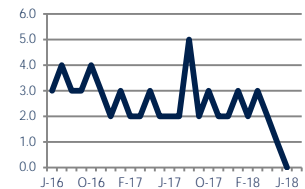
99.3%



Up 0.7%
Vs. Year Ago

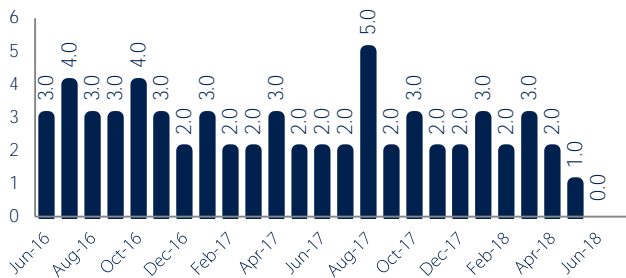
Months of Supply

0.0



Down -100%
Vs. Year Ago

Months Of Supply



Months of Supply

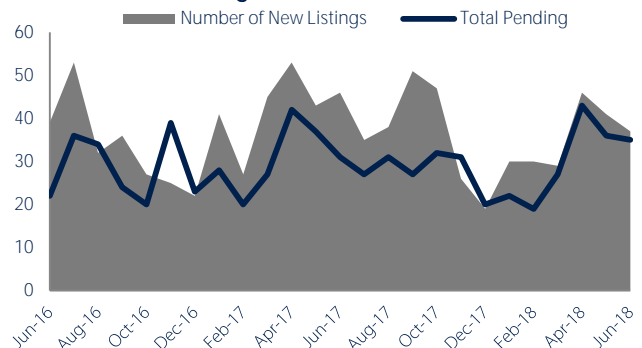
In June, there was 0.9 months of supply available in Edgewood, compared to 2.1 in June 2017. That is a decrease of 55% versus a year ago.

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.

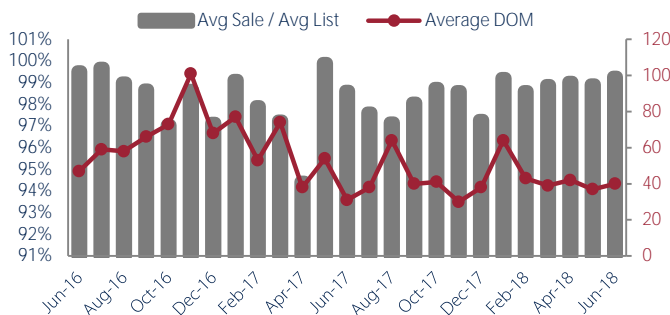
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Edgewood compared to 46 in June 2017, a decrease of 20%. There were 35 current contracts pending sale this June compared to 31 a year ago. The number of current contracts is 13% 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 Edgewood was 99.3% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 31, an increase of 29%.



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