



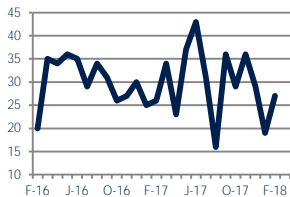
## Focus On: Edgewood Housing Market

February 2018

Zip Code(s): 21040

### Units Sold

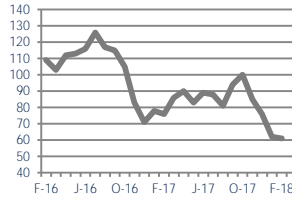
27



Up  
Vs. Year Ago

### Active Inventory

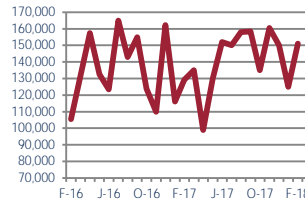
61



Down -20%  
Vs. Year Ago

### Median Sale Price

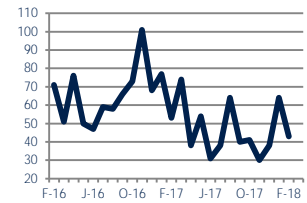
\$151,000



Up 17%  
Vs. Year Ago

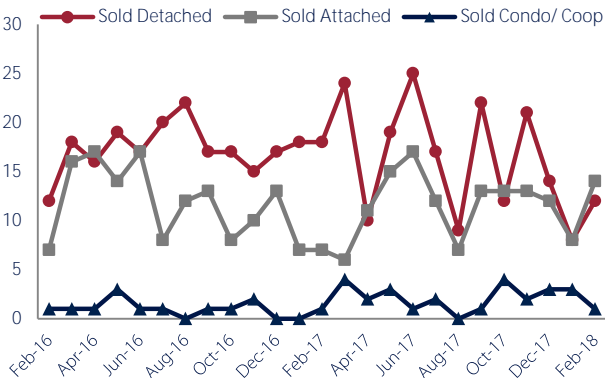
### Days On Market

43



Down -19%  
Vs. Year Ago

### Units Sold\*



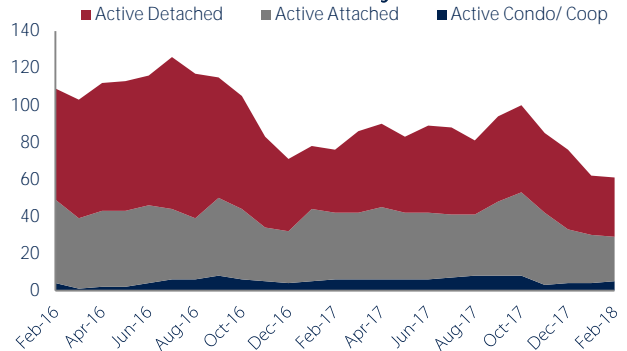
### Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 27 sold this month in Edgewood. This month's total units sold was higher than at this time last year, an increase from February 2017.

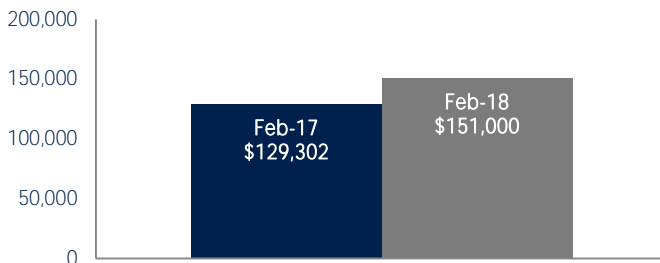
### Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 20%. The total number of active inventory this February was 61 compared to 76 in February 2017. This month's total of 61 is lower than the previous month's total supply of available inventory of 62, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Edgewood Homes was \$129,302. This February, the median sale price was \$151,000, an increase of 17% or \$21,698 compared to last year. The current median sold price is 21% higher than in January.

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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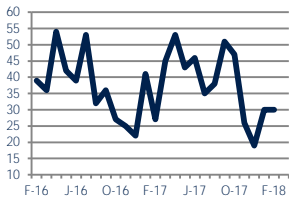
## Focus On: Edgewood Housing Market

February 2018

Zip Code(s): 21040

### New Listings

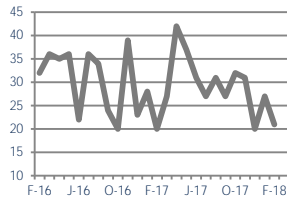
30



Up 11%  
Vs. Year Ago

### Current Contracts

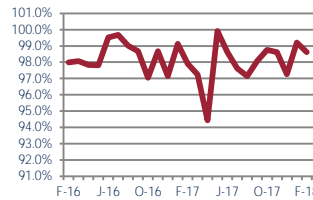
21



Up 5%  
Vs. Year Ago

### Sold Vs. List Price

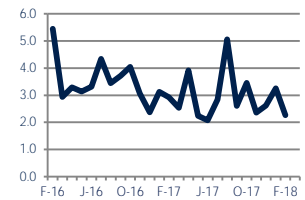
98.6%



Up 0.7%  
Vs. Year Ago

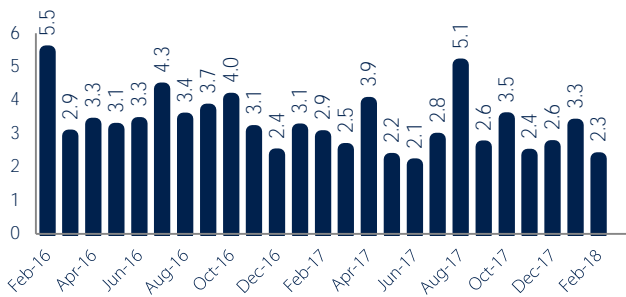
### Months of Supply

2.3



Down -23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

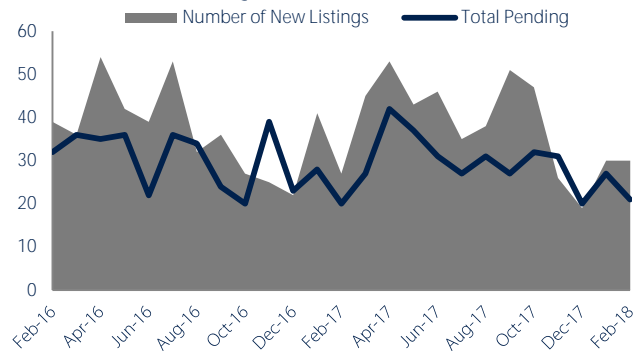
In February, there was 2.3 months of supply available in Edgewood, compared to 2.9 in February 2017. That is a decrease of 23% versus a year ago.

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.

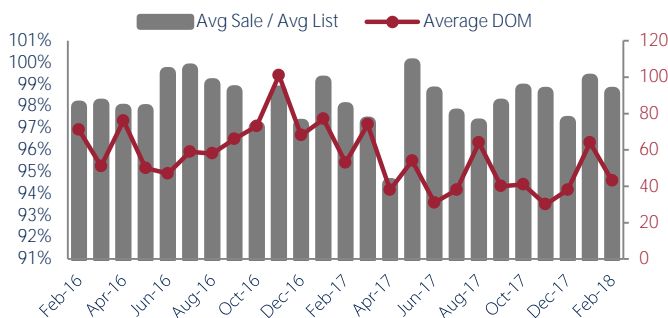
### New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Edgewood compared to 27 in February 2017, an increase of 11%. There were 21 current contracts pending sale this February compared to 20 a year ago. The number of current contracts is 5% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Edgewood was 98.6% 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 43, lower than the average last year, which was 53, a decrease of 19%.



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