

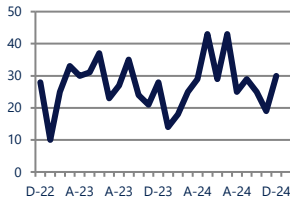
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EDGEWATER HOUSING MARKET** DECEMBER 2024

Zip Code(s): 21037 and 21140

Units Sold

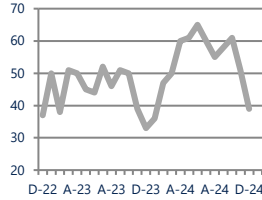
30



Up
Vs. Year Ago

Active Inventory

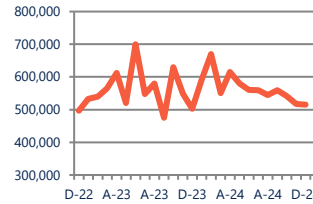
39



Up 18%
Vs. Year Ago

Median Sale Price

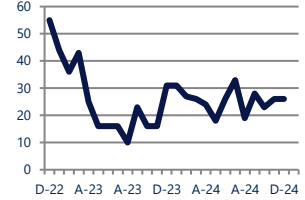
\$515,000



Up 2%
Vs. Year Ago

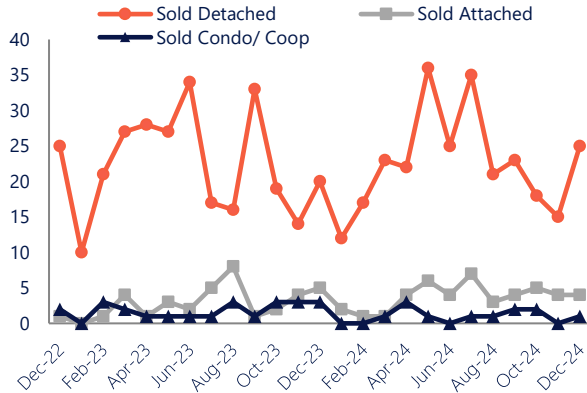
Days On Market

26



Down -16%
Vs. Year Ago

Units Sold*



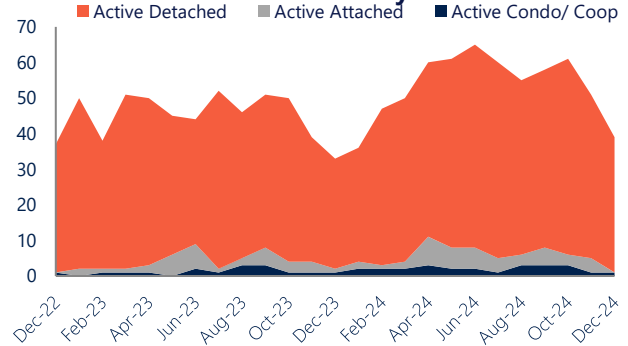
Units Sold

With relatively few transactions, there was an increase in total units sold in December, with 30 sold this month in Edgewater. This month's total units sold was higher than at this time last year, an increase from December 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 18%. The total number of active inventory this December was 39 compared to 33 in December 2023. This month's total of 39 is lower than the previous month's total supply of available inventory of 51, a decrease of 24%.

Active Inventory*



Median Sale Price

Last December, the median sale price for Edgewater Homes was \$502,500. This December, the median sale price was \$515,000, an increase of 2% or \$12,500 compared to last year. The current median sold price is approximately the same as the median price in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Median Sale Price



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 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.

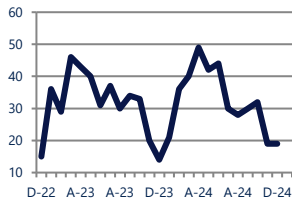
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EDGEWATER HOUSING MARKET** DECEMBER 2024

Zip Code(s): 21037 and 21140

New Listings

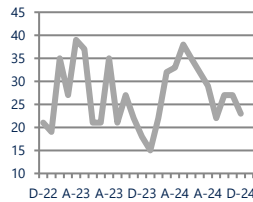
19



Up 36%
Vs. Year Ago

Current Contracts

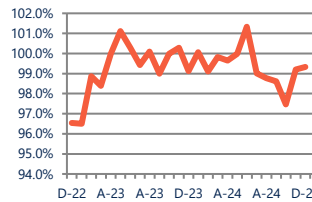
23



Up 28%
Vs. Year Ago

Sold Vs. List Price

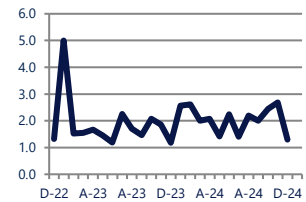
99.3%



No Change
Vs. Year Ago

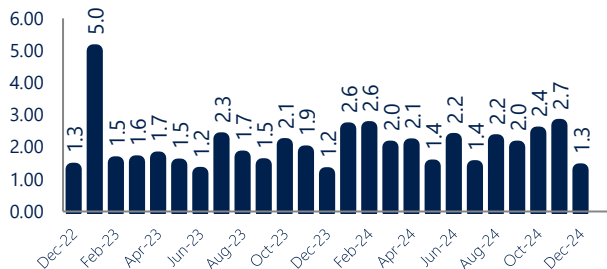
Months of Supply

1.3



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

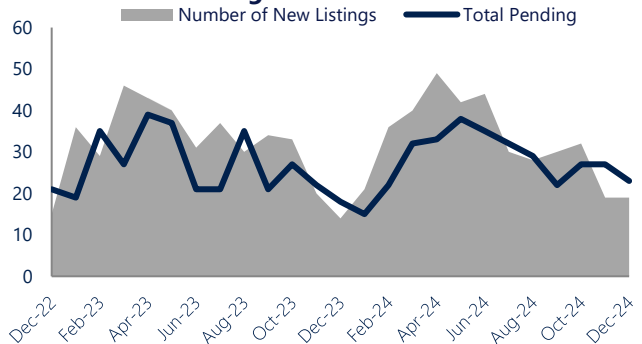
In December, there was 1.3 months of supply available in Edgewater, compared to 1.2 in December 2023. That is an increase of 10% versus a year ago.

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.

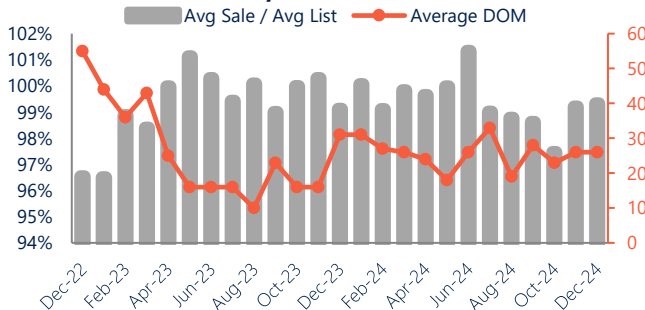
New Listings & Current Contracts

This month there were 19 homes newly listed for sale in Edgewater compared to 14 in December 2023, an increase of 36%. There were 23 current contracts pending sale this December compared to 18 a year ago. The number of current contracts is 28% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Edgewater was 99.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 31, a decrease of 16%.

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