



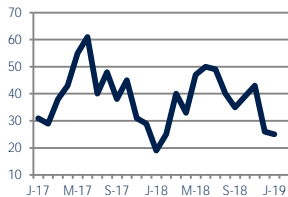
Focus On: Edgewater Housing Market

January 2019

Zip Code(s): 21037 and 21140

Units Sold

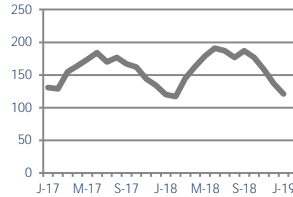
25



Up 32%
Vs. Year Ago

Active Inventory

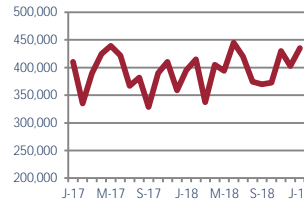
121



Up 1%
Vs. Year Ago

Median Sale Price

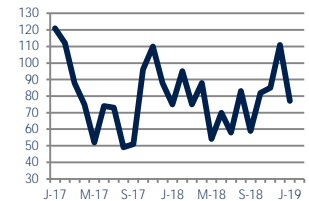
\$434,900



Up 10%
Vs. Year Ago

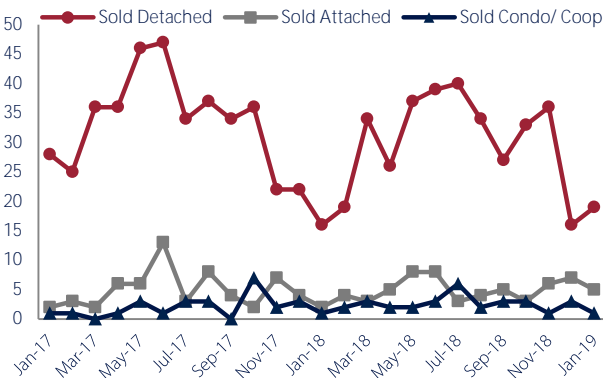
Days On Market

77



Up 3%
Vs. Year Ago

Units Sold*



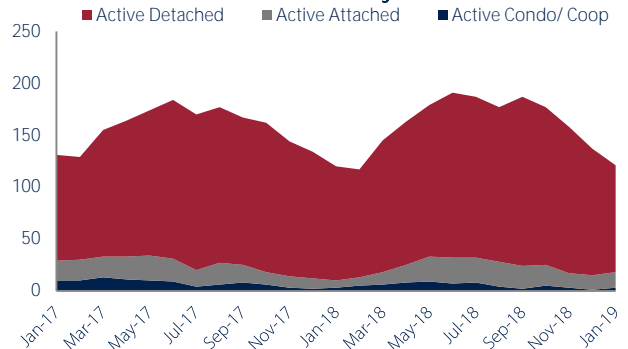
Units Sold

There was a decrease in total units sold in January, with 25 sold this month in Edgewater versus 26 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 32% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this January was 121 compared to 120 in January 2018. This month's total of 121 is lower than the previous month's total supply of available inventory of 137, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Edgewater Homes was \$395,000. This January, the median sale price was \$434,900, an increase of 10% or \$39,900 compared to last year. The current median sold price is 8% higher than in December.

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

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.



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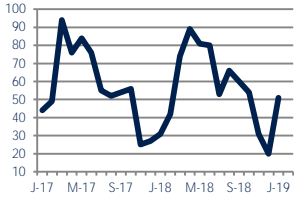
Focus On: Edgewater Housing Market

January 2019

Zip Code(s): 21037 and 21140

New Listings

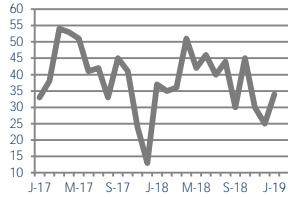
51



Up 65%
Vs. Year Ago

Current Contracts

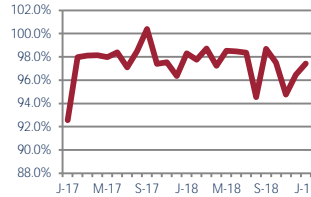
34



Down -8%
Vs. Year Ago

Sold Vs. List Price

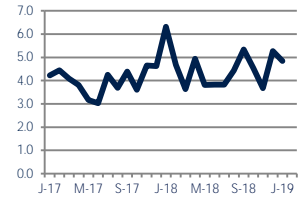
97.4%



Down -0.9%
Vs. Year Ago

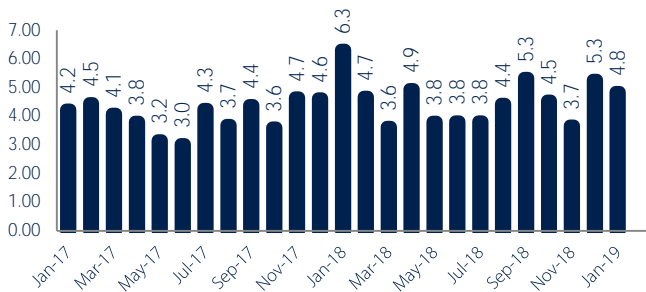
Months of Supply

4.8



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

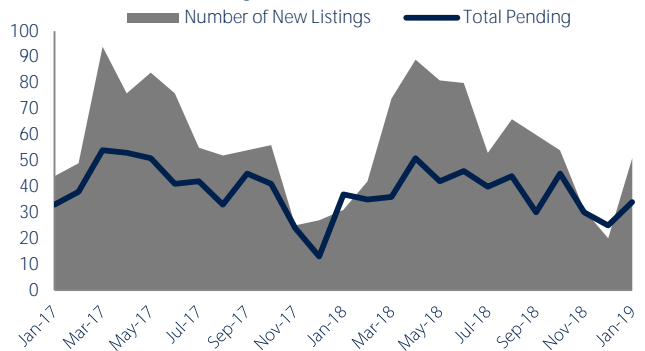
In January, there was 4.8 months of supply available in Edgewater, compared to 6.3 in January 2018. That is a decrease of 23% versus a year ago.

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.

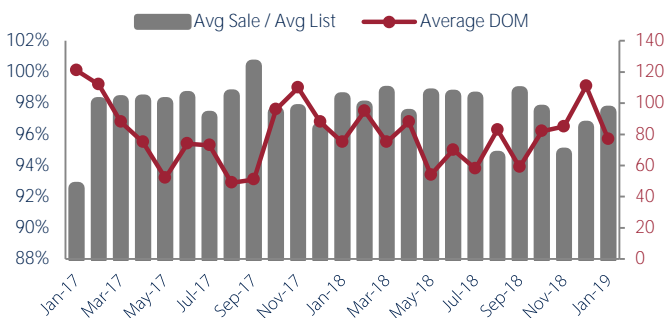
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Edgewater compared to 31 in January 2018, an increase of 65%. There were 34 current contracts pending sale this January compared to 37 a year ago. The number of current contracts is 8% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Edgewater was 97.4% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 77, higher than the average last year, which was 75, an increase of 3%.



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