



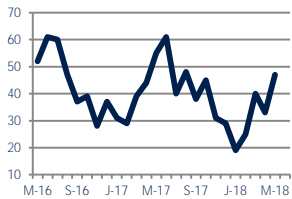
Focus On: Edgewater Housing Market

May 2018

Zip Code(s): 21037 and 21140

Units Sold

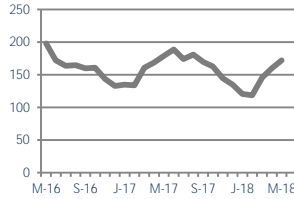
47



Down -15%
Vs. Year Ago

Active Inventory

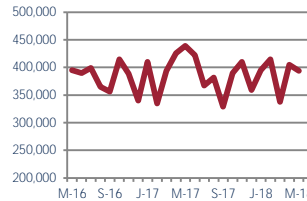
172



Down -4%
Vs. Year Ago

Median Sale Price

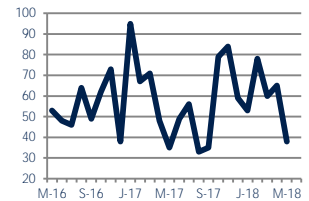
\$394,000



Down -10%
Vs. Year Ago

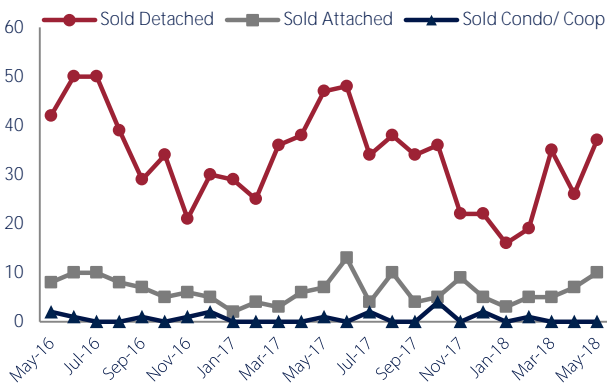
Days On Market

38



Up 9%
Vs. Year Ago

Units Sold*



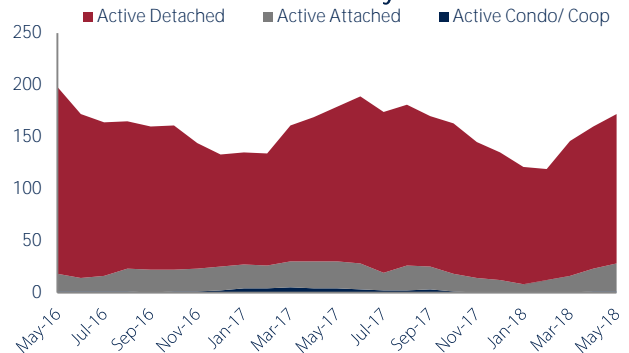
Units Sold

There was an increase in total units sold in May, with 47 sold this month in Edgewater. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 4%. The total number of active inventory this May was 172 compared to 179 in May 2017. This month's total of 172 is higher than the previous month's total supply of available inventory of 160, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Edgewater Homes was \$439,000. This May, the median sale price was \$394,000, a decrease of 10% or \$45,000 compared to last year. The current median sold price is 3% lower than in April.

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 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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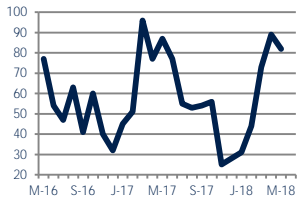
Focus On: Edgewater Housing Market

May 2018

Zip Code(s): 21037 and 21140

New Listings

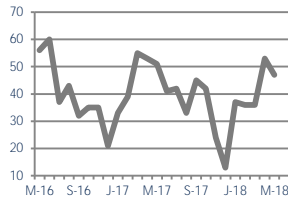
82



Down -6%
Vs. Year Ago

Current Contracts

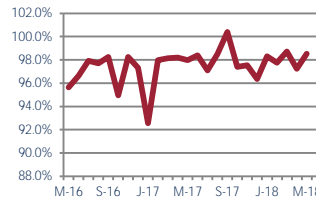
47



Down -8%
Vs. Year Ago

Sold Vs. List Price

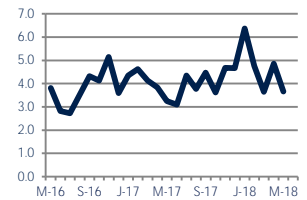
98.5%



Up 0.6%
Vs. Year Ago

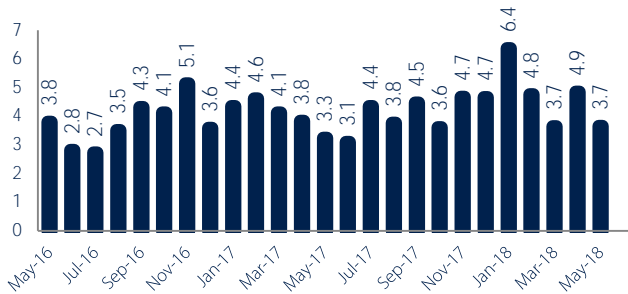
Months of Supply

3.7



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

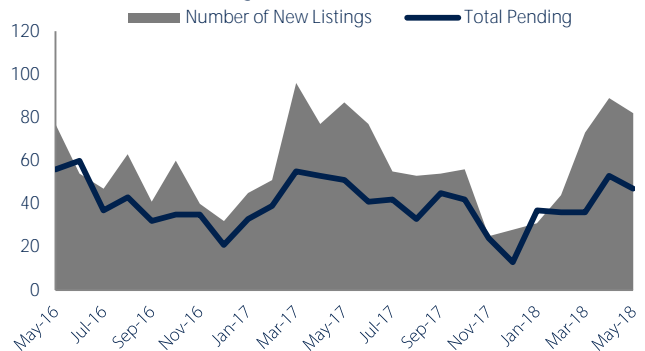
In May, there was 3.7 months of supply available in Edgewater, compared to 3.3 in May 2017. That is an increase of 12% versus a year ago.

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.

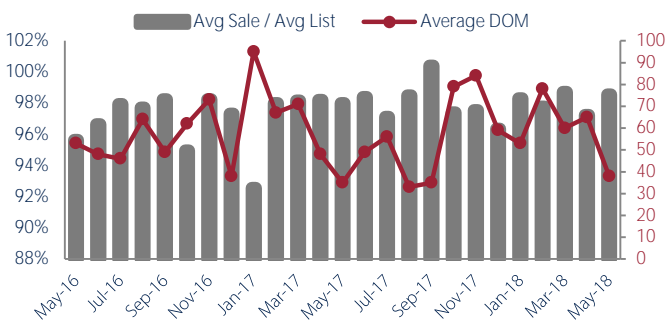
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Edgewater compared to 87 in May 2017, a decrease of 6%. There were 47 current contracts pending sale this May compared to 51 a year ago. The number of current contracts is 8% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Edgewater was 98.5% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 35, an increase of 9%.



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