

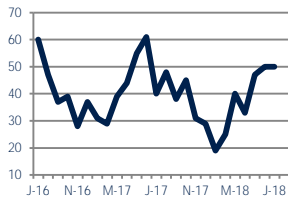
Focus On: Edgewater Housing Market

July 2018

Zip Code(s): 21037 and 21140

Units Sold

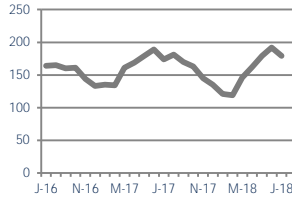
50



Up 25%
Vs. Year Ago

Active Inventory

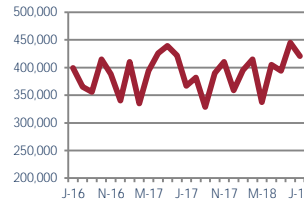
179



Up 3%
Vs. Year Ago

Median Sale Price

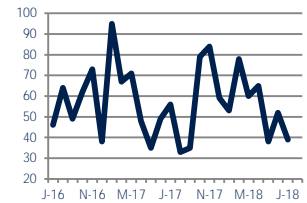
\$420,450



Up 15%
Vs. Year Ago

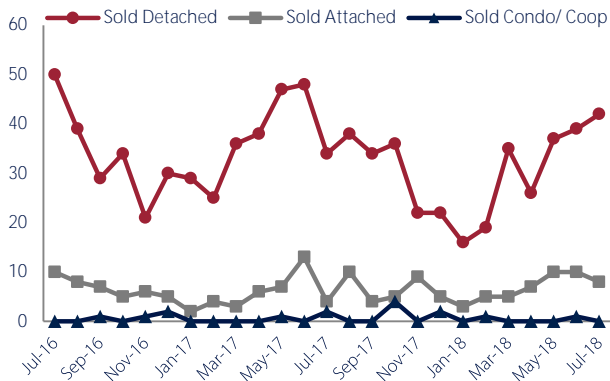
Days On Market

39



Down -30%
Vs. Year Ago

Units Sold*



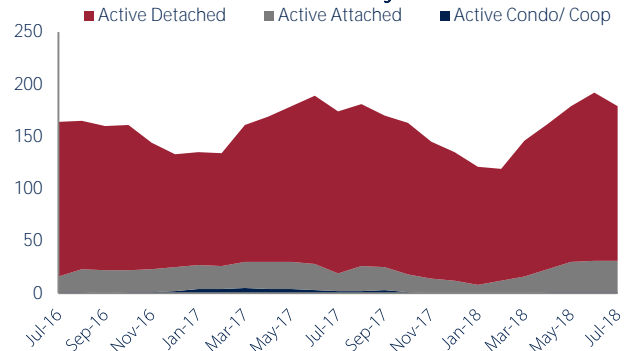
Units Sold

The number of units sold remained stable in July, with 50 sold this month in Edgewater. This month's total units sold was higher than at this time last year, an increase of 25% versus July 2017.

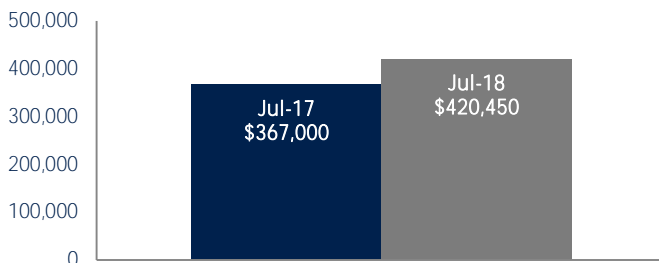
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 3%. The total number of active inventory this July was 179 compared to 174 in July 2017. This month's total of 179 is lower than the previous month's total supply of available inventory of 192, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Edgewater Homes was \$367,000. This July, the median sale price was \$420,450, an increase of 15% or \$53,450 compared to last year. The current median sold price is 6% lower than in June.

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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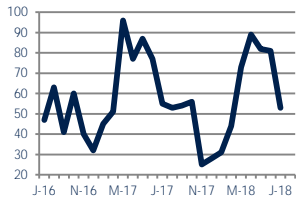
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New Listings

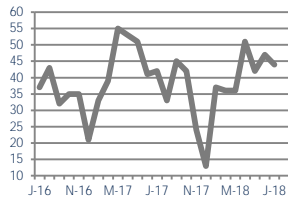
53



Down -4%
Vs. Year Ago

Current Contracts

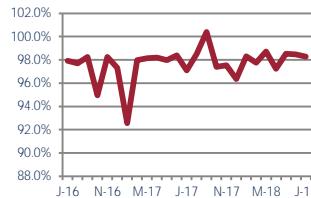
44



Up 5%
Vs. Year Ago

Sold Vs. List Price

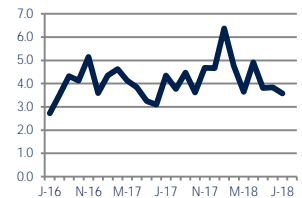
98.3%



Up 1.2%
Vs. Year Ago

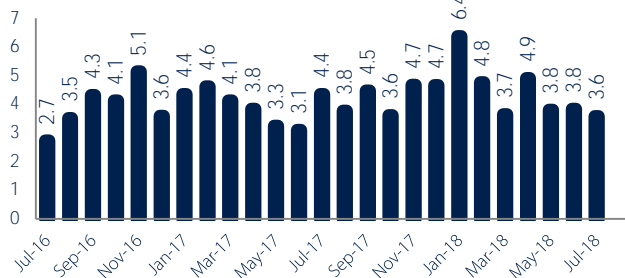
Months of Supply

3.6



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

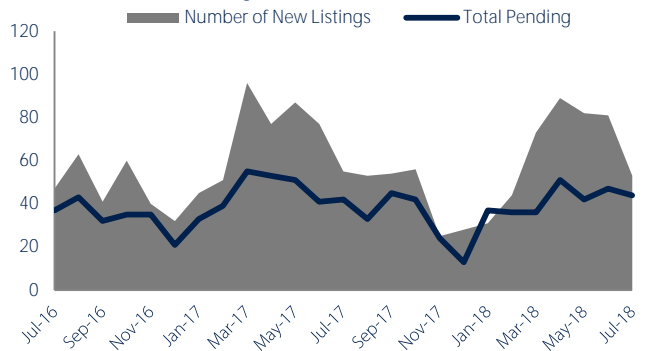
In July, there was 3.6 months of supply available in Edgewater, compared to 4.4 in July 2017. That is a decrease of 18% versus a year ago.

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.

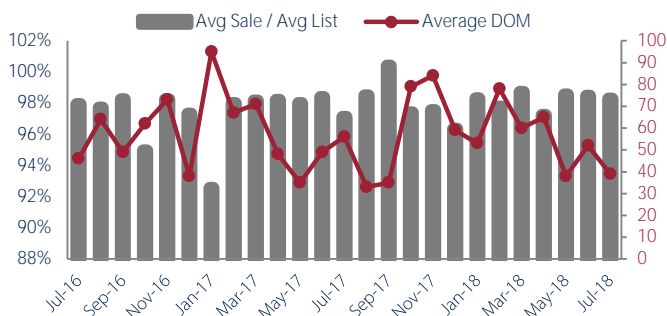
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Edgewater compared to 55 in July 2017, a decrease of 4%. There were 44 current contracts pending sale this July compared to 42 a year ago. The number of current contracts is 5% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Edgewater was 98.3% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 56, a decrease of 30%.



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