

THE LONG & FOSTER MARKET MINUTE™

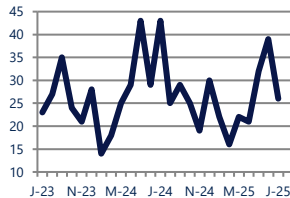
FOCUS ON: **EDGEWATER HOUSING MARKET**

JULY 2025

Zip Code(s): 21037 and 21140

Units Sold

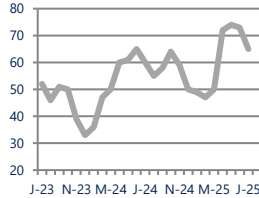
26



Down
Vs. Year Ago

Active Inventory

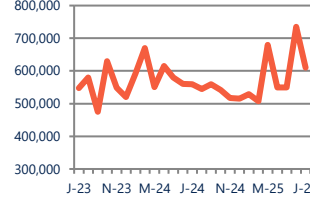
65



Up 8%
Vs. Year Ago

Median Sale Price

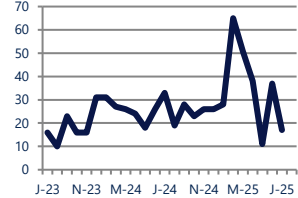
\$610,000



Up 9%
Vs. Year Ago

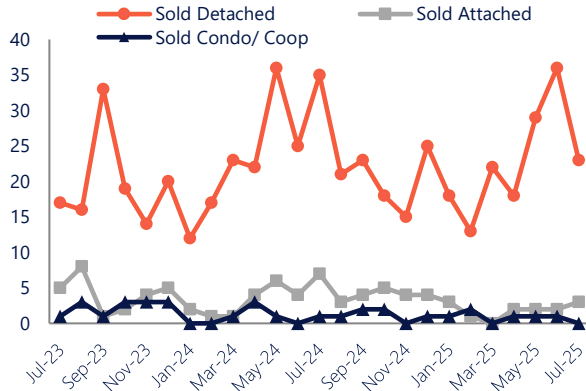
Days On Market

17



Down -48%
Vs. Year Ago

Units Sold*



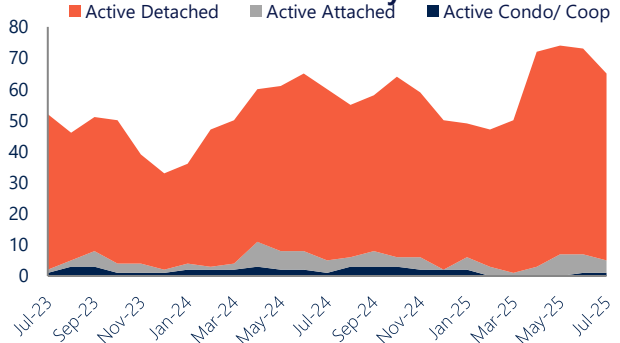
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 26 sold this month in Edgewater. This month's total units sold was lower than at this time last year, a decrease from July 2024.

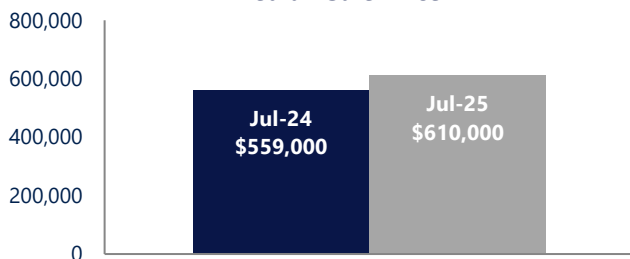
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 8%. The total number of active inventory this July was 65 compared to 60 in July 2024. This month's total of 65 is lower than the previous month's total supply of available inventory of 73, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Edgewater Homes was \$559,000. This July, the median sale price was \$610,000, an increase of 9% or \$51,000 compared to last year. The current median sold price is 17% 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 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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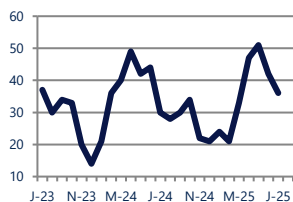
FOCUS ON: **EDGEWATER HOUSING MARKET**

JULY 2025

Zip Code(s): 21037 and 21140

New Listings

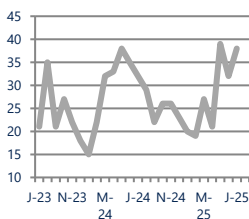
36



Up 20%
Vs. Year Ago

Current Contracts

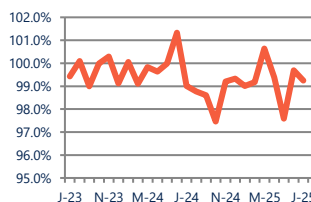
38



Up 19%
Vs. Year Ago

Sold Vs. List Price

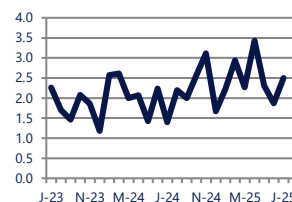
99.2%



No Change
Vs. Year Ago

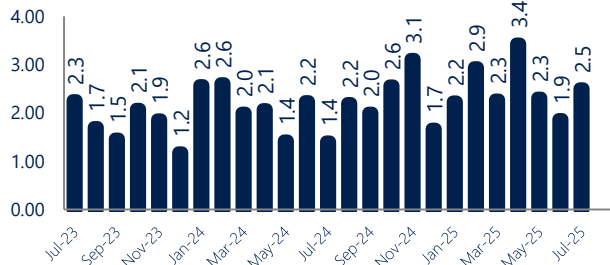
Months of Supply

2.5



Up 79%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 2.5 months of supply available in Edgewater, compared to 1.4 in July 2024. That is an increase of 79% versus a year ago.

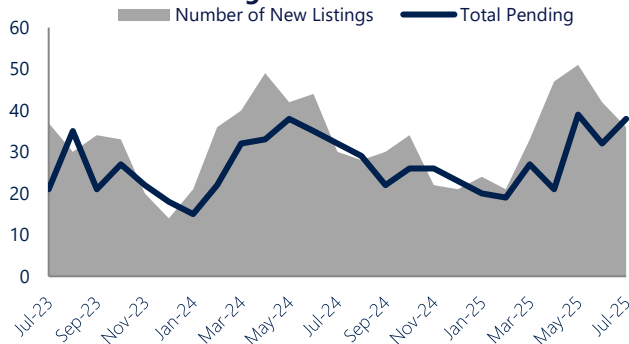
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

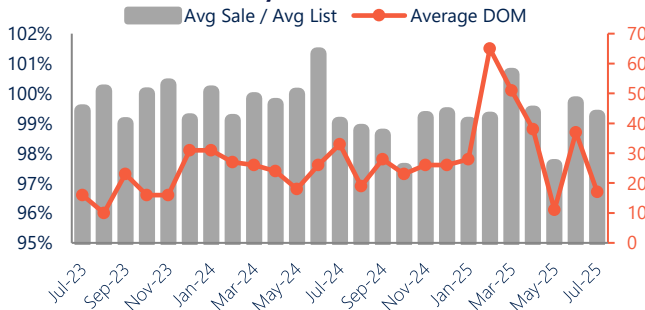
This month there were 36 homes newly listed for sale in Edgewater compared to 30 in July 2024, an increase of 20%.

There were 38 current contracts pending sale this July compared to 32 a year ago. The number of current contracts is 19% 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 99.2% 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 17, lower than the average last year, which was 33, a decrease of 48%.

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