

THE LONG & FOSTER MARKET MINUTE™

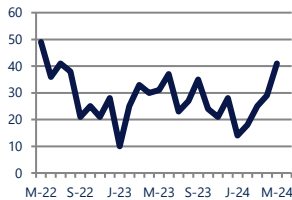
FOCUS ON: **EDGEWATER HOUSING MARKET**

MAY 2024

Zip Code(s): 21037 and 21140

Units Sold

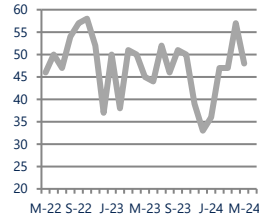
41



Up 32%
Vs. Year Ago

Active Inventory

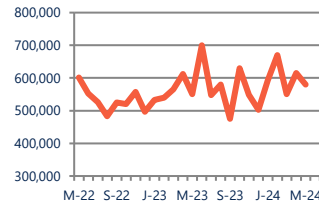
48



Up 7%
Vs. Year Ago

Median Sale Price

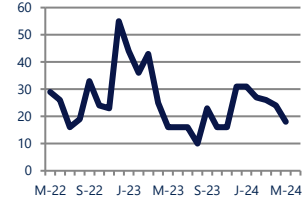
\$580,000



Up 5%
Vs. Year Ago

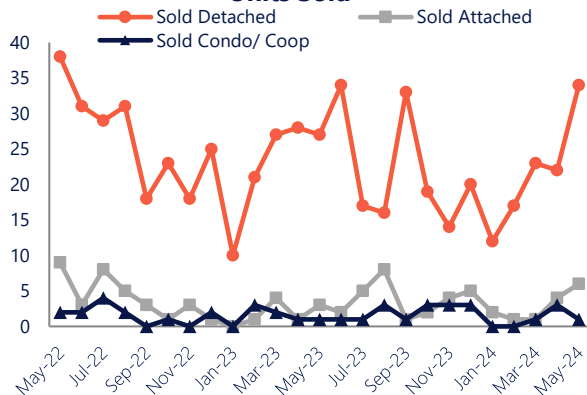
Days On Market

18



Up 13%
Vs. Year Ago

Units Sold*



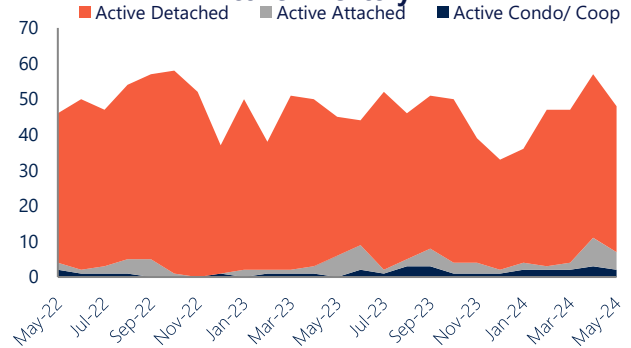
Units Sold

There was an increase in total units sold in May, with 41 sold this month in Edgewater. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 7%. The total number of active inventory this May was 48 compared to 45 in May 2023. This month's total of 48 is lower than the previous month's total supply of available inventory of 57, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Edgewater Homes was \$550,000. This May, the median sale price was \$580,000, an increase of 5% or \$30,000 compared to last year. The current median sold price is 6% 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 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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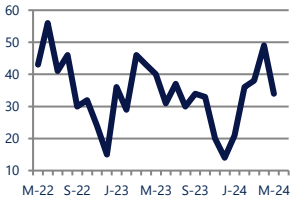
FOCUS ON: **EDGEWATER HOUSING MARKET**

MAY 2024

Zip Code(s): 21037 and 21140

New Listings

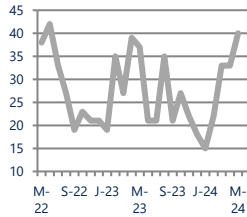
34



Down -15%
Vs. Year Ago

Current Contracts

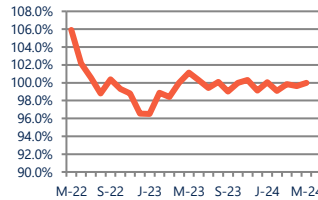
40



Up 8%
Vs. Year Ago

Sold Vs. List Price

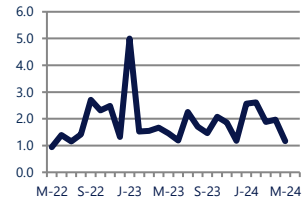
100.0%



Down -1.1%
Vs. Year Ago

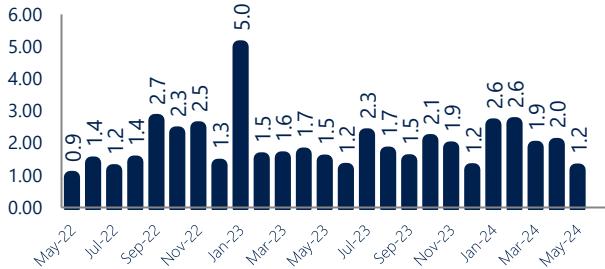
Months of Supply

1.2



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

In May, there was 1.2 months of supply available in Edgewater, compared to 1.5 in May 2023. That is a decrease of 19% versus a year ago.

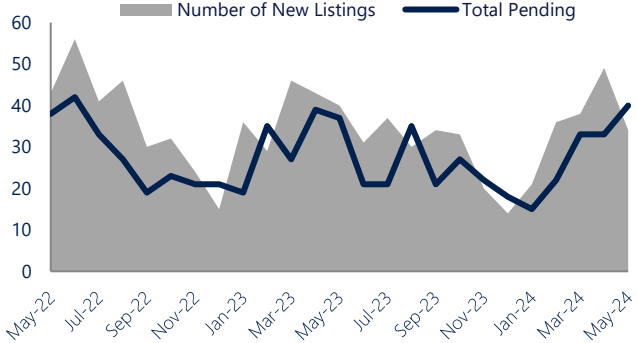
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

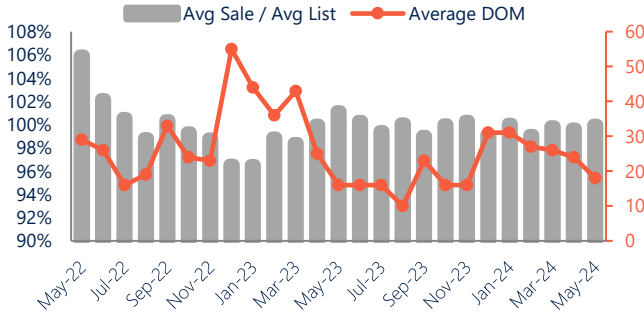
This month there were 34 homes newly listed for sale in Edgewater compared to 40 in May 2023, a decrease of 15%.

There were 40 current contracts pending sale this May compared to 37 a year ago. The number of current contracts is 8% higher 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 100.0% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 16, an increase of 13%.

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