

# THE LONG & FOSTER MARKET MINUTE™

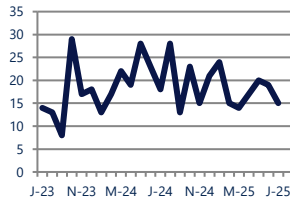
FOCUS ON: **EDGEWOOD HOUSING MARKET**

JULY 2025

Zip Code(s): 21040

## Units Sold

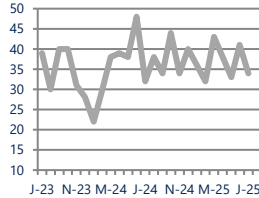
15



**Down -17%**  
Vs. Year Ago

## Active Inventory

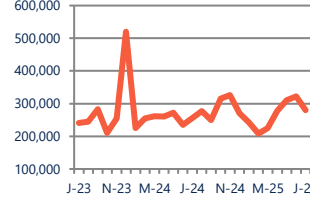
34



**Up 6%**  
Vs. Year Ago

## Median Sale Price

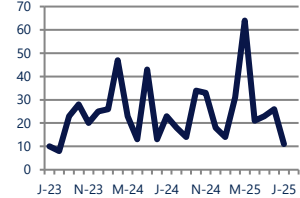
\$280,000



**Up 10%**  
Vs. Year Ago

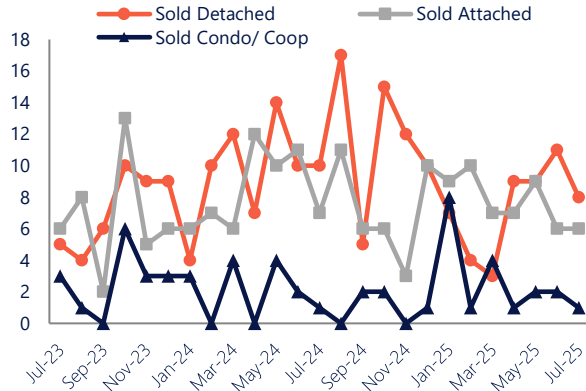
## Days On Market

11



**Down**  
Vs. Year Ago

### Units Sold\*



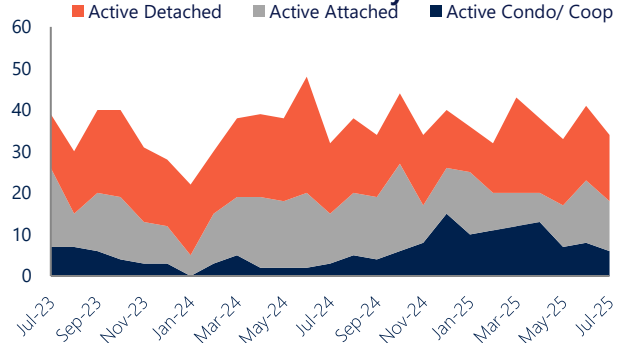
## Units Sold

There was a decrease in total units sold in July, with 15 sold this month in Edgewood versus 19 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 17% versus July 2024.

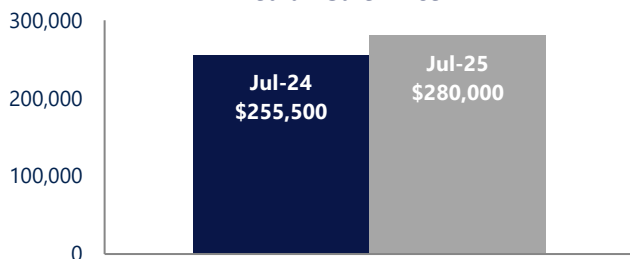
## Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 6%. The total number of active inventory this July was 34 compared to 32 in July 2024. This month's total of 34 is lower than the previous month's total supply of available inventory of 41, a decrease of 17%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Edgewood Homes was \$255,500. This July, the median sale price was \$280,000, an increase of 10% or \$24,500 compared to last year. The current median sold price is 13% 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.

Edgewood are defined as properties listed in zip code/s 21040.

\*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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## MARKET MINUTE™

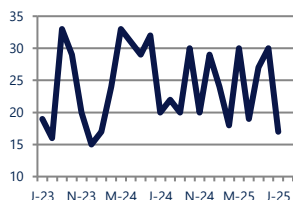
FOCUS ON: **EDGEWOOD HOUSING MARKET**

JULY 2025

Zip Code(s): 21040

### New Listings

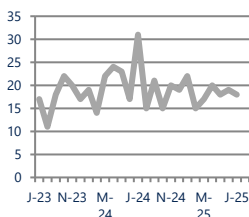
17



**Down -15%**  
Vs. Year Ago

### Current Contracts

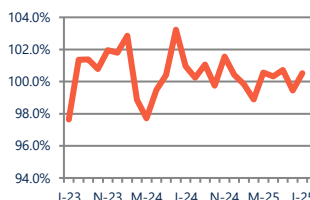
18



**Down -42%**  
Vs. Year Ago

### Sold Vs. List Price

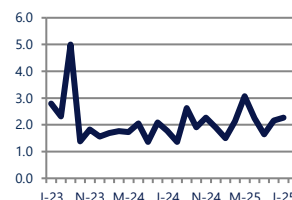
100.5%



**No Change**  
Vs. Year Ago

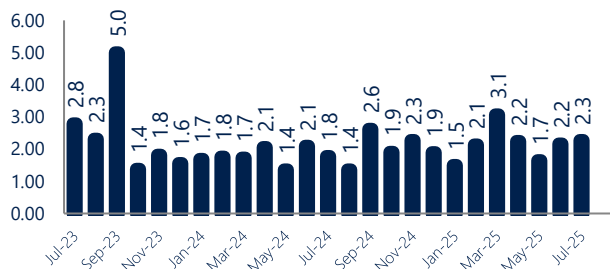
### Months of Supply

2.3



**Up 28%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In July, there was 2.3 months of supply available in Edgewood, compared to 1.8 in July 2024. That is an increase of 28% versus a year ago.

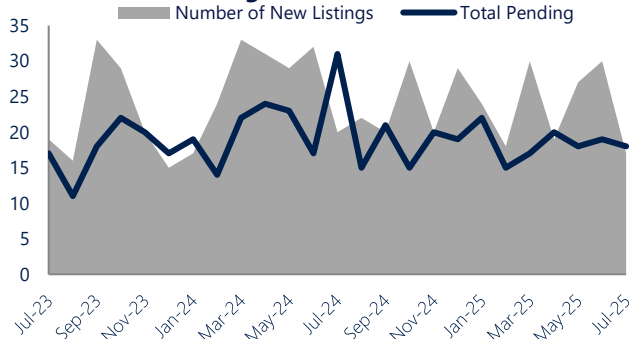
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

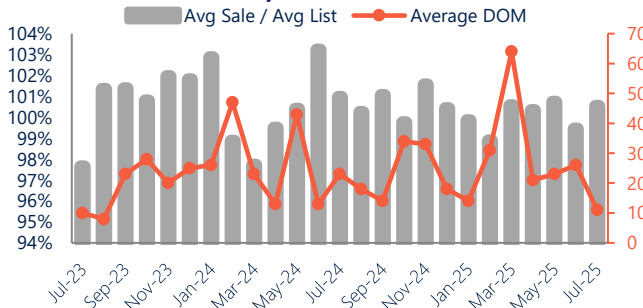
This month there were 17 homes newly listed for sale in Edgewood compared to 20 in July 2024, a decrease of 15%.

There were 18 current contracts pending sale this July compared to 31 a year ago. The number of current contracts is 42% lower 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 Edgewood was 100.5% 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 11, lower than the average last year, which was 23. This decrease was impacted by the limited number of sales.

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