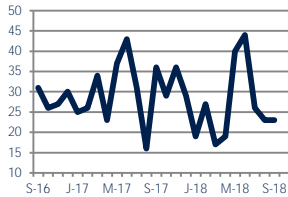


Focus On: Edgewood Housing Market

September 2018

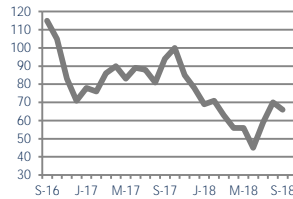
Zip Code(s): 21040

Units Sold
23



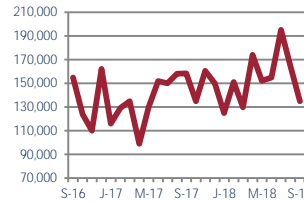
Down -36%
Vs. Year Ago

Active Inventory
66



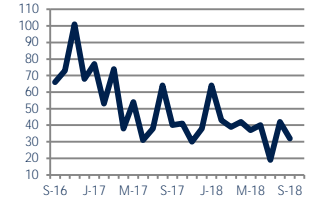
Down -30%
Vs. Year Ago

Median Sale Price
\$135,000



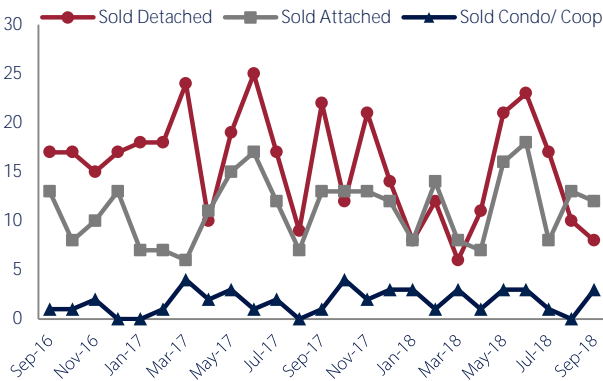
Down -15%
Vs. Year Ago

Days On Market
32



Down -20%
Vs. Year Ago

Units Sold*



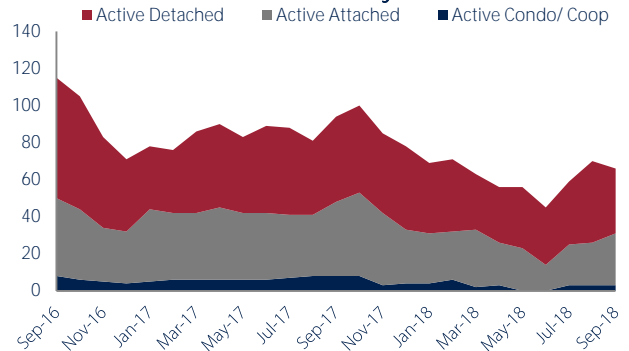
Units Sold

The number of units sold remained stable in September, with 23 sold this month in Edgewood. This month's total units sold was lower than at this time last year, a decrease of 36% versus September 2017.

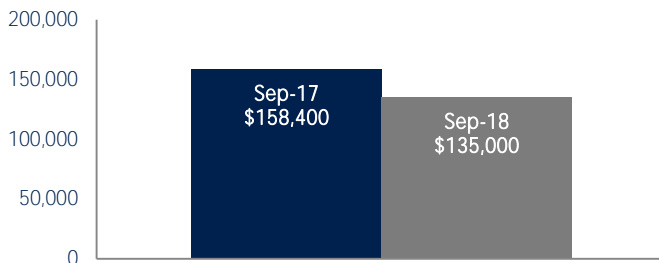
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 30%. The total number of active inventory this September was 66 compared to 94 in September 2017. This month's total of 66 is lower than the previous month's total supply of available inventory of 70, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Edgewood Homes was \$158,400. This September, the median sale price was \$135,000, a decrease of 15% or \$23,400 compared to last year. The current median sold price is 18% lower than in August.

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 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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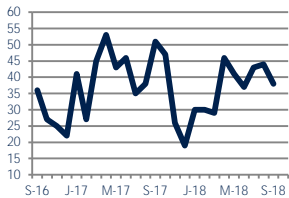
Focus On: Edgewood Housing Market

September 2018

Zip Code(s): 21040

New Listings

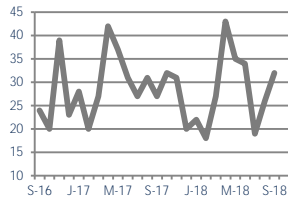
38



Down -25%
Vs. Year Ago

Current Contracts

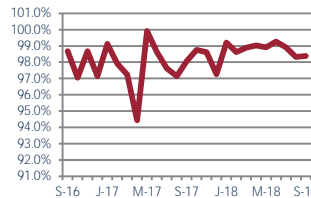
32



Up 19%
Vs. Year Ago

Sold Vs. List Price

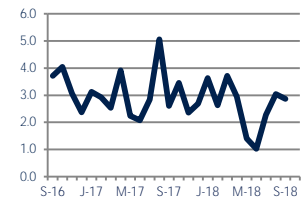
98.4%



No Change
Vs. Year Ago

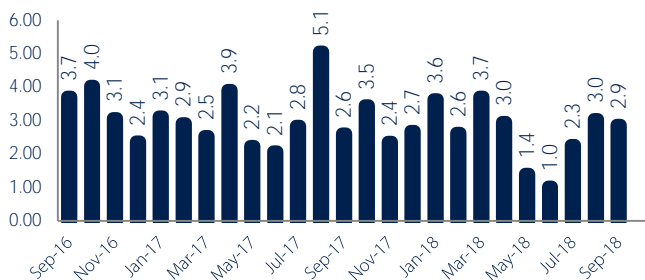
Months of Supply

2.9



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

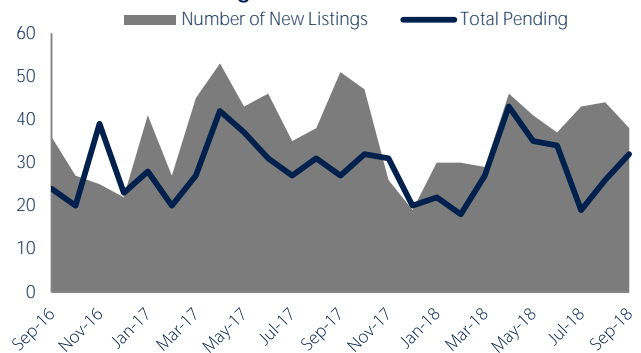
In September, there was 2.9 months of supply available in Edgewood, compared to 2.6 in September 2017. That is an increase of 10% versus a year ago.

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.

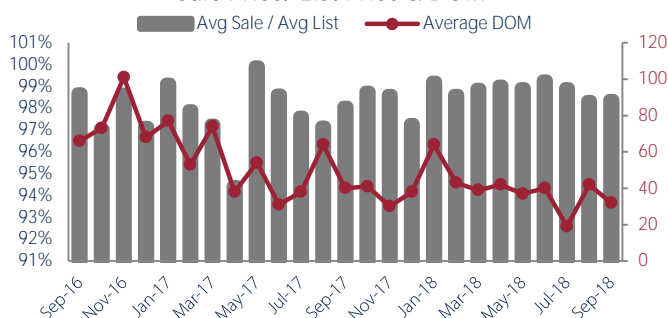
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Edgewood compared to 51 in September 2017, a decrease of 25%. There were 32 current contracts pending sale this September compared to 27 a year ago. The number of current contracts is 19% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Edgewood was 98.4% 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 32, lower than the average last year, which was 40, a decrease of 20%.



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