

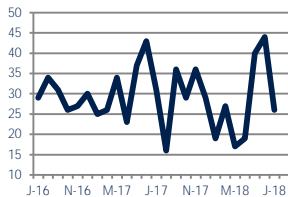
Focus On: Edgewood Housing Market

July 2018

Zip Code(s): 21040

Units Sold

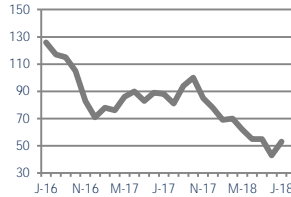
26



Down
Vs. Year Ago

Active Inventory

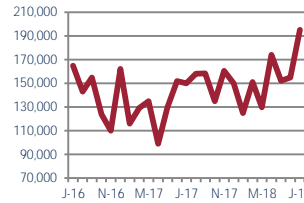
53



Down -40%
Vs. Year Ago

Median Sale Price

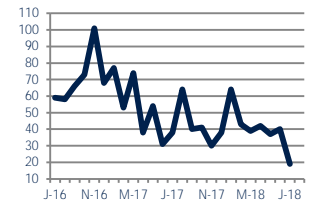
\$195,000



Up
Vs. Year Ago

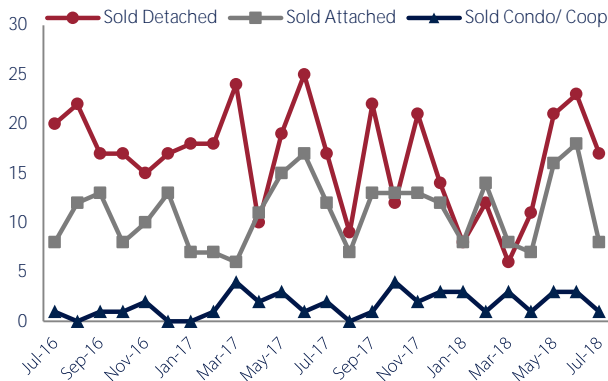
Days On Market

19



Down
Vs. Year Ago

Units Sold*



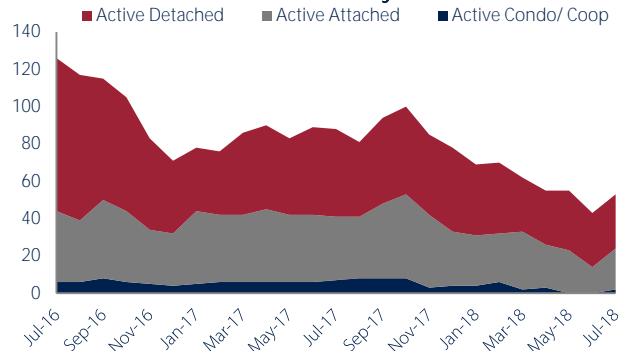
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 26 sold this month in Edgewood. This month's total units sold was lower than at this time last year, a decrease from July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 40%. The total number of active inventory this July was 53 compared to 88 in July 2017. This month's total of 53 is higher than the previous month's total supply of available inventory of 43, an increase of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Edgewood Homes was \$150,000. This July, the median sale price was \$195,000, an increase of \$45,000 compared to last year. The current median sold price is higher 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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



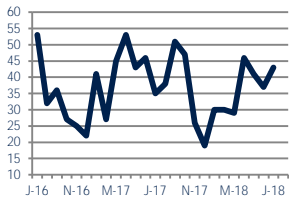
Focus On: Edgewood Housing Market

July 2018

Zip Code(s): 21040

New Listings

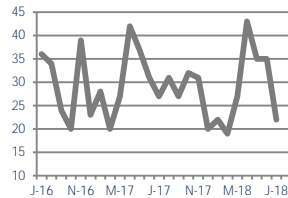
43



Up 23%
Vs. Year Ago

Current Contracts

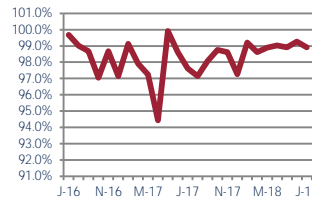
22



Down -19%
Vs. Year Ago

Sold Vs. List Price

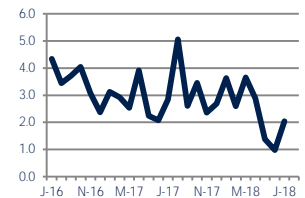
98.9%



Up 1.3%
Vs. Year Ago

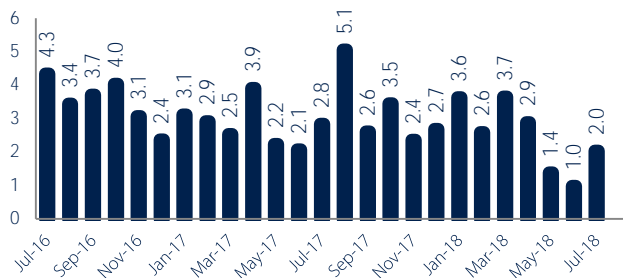
Months of Supply

2.0



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

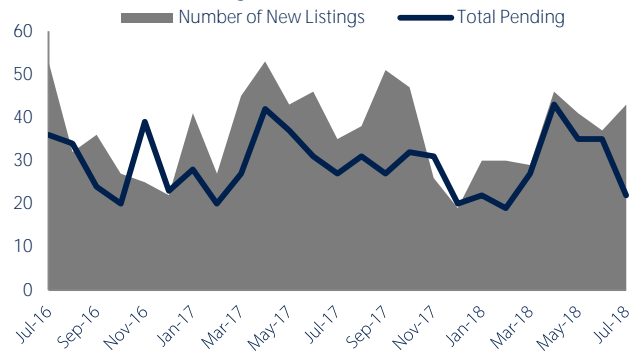
In July, there was 2.0 months of supply available in Edgewood, compared to 2.8 in July 2017. That is a decrease of 28% versus a year ago.

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.

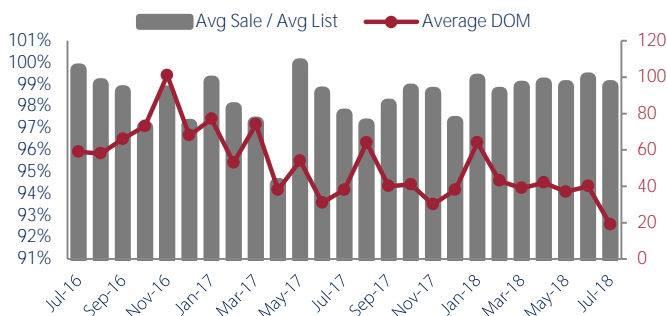
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Edgewood compared to 35 in July 2017, an increase of 23%. There were 22 current contracts pending sale this July compared to 27 a year ago. The number of current contracts is 19% 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 98.9% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 38. This decrease was impacted by the limited number of sales.



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.

