

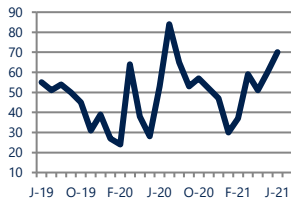


Focus On: Edgewater Housing Market

June 2021

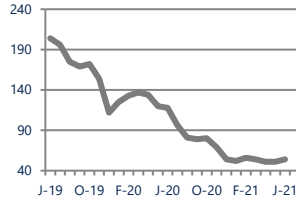
Zip Code(s): 21037 and 21140

Units Sold
70



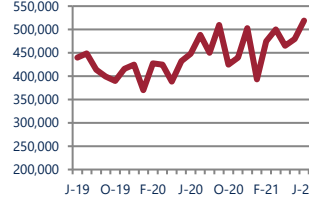
Up 32%
Vs. Year Ago

Active Inventory
54



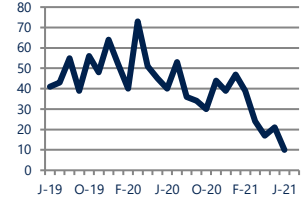
Down -54%
Vs. Year Ago

Median Sale Price
\$519,000



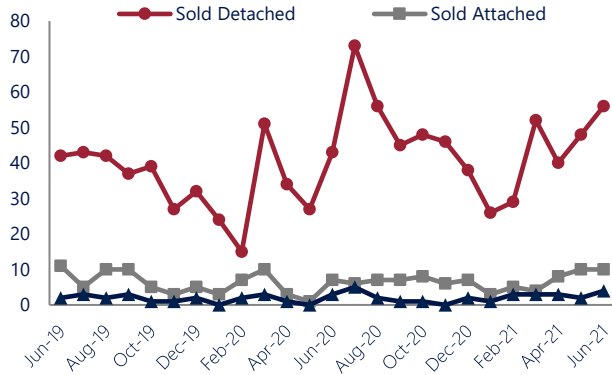
Up 16%
Vs. Year Ago

Days On Market
10



Down -75%
Vs. Year Ago

Units Sold*



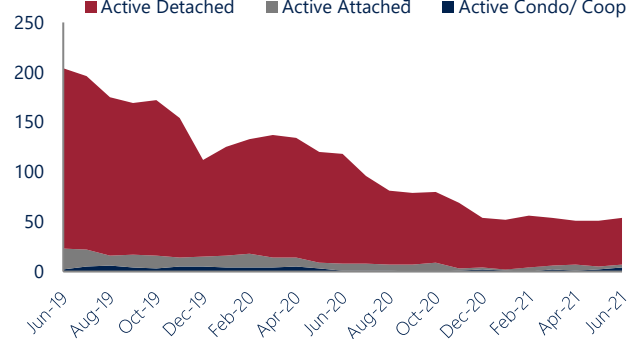
Units Sold

There was an increase in total units sold in June, with 70 sold this month in Edgewater versus 60 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 32% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 54%. The total number of active inventory this June was 54 compared to 118 in June 2020. This month's total of 54 is higher than the previous month's total supply of available inventory of 51, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Edgewater Homes was \$447,990. This June, the median sale price was \$519,000, an increase of 16% or \$71,010 compared to last year. The current median sold price is 8% higher than in May.

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.





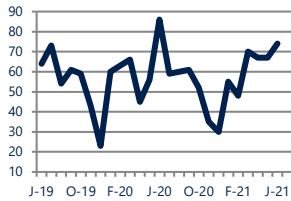
Focus On: Edgewater Housing Market

June 2021

Zip Code(s): 21037 and 21140

New Listings

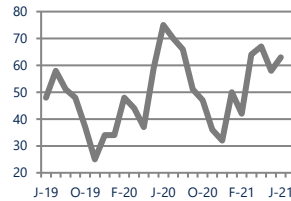
74



Down -14%
Vs. Year Ago

Current Contracts

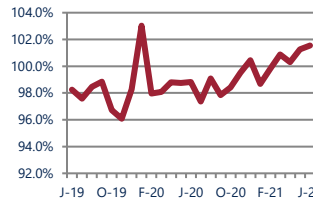
63



Down -16%
Vs. Year Ago

Sold Vs. List Price

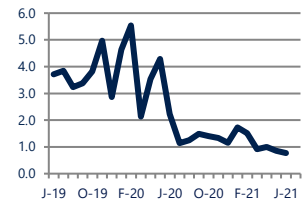
101.6%



Up 2.8%
Vs. Year Ago

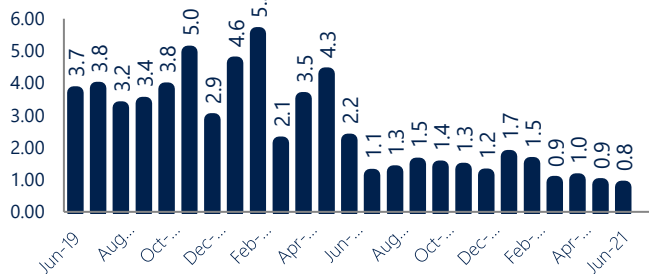
Months of Supply

0.8



Down -65%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

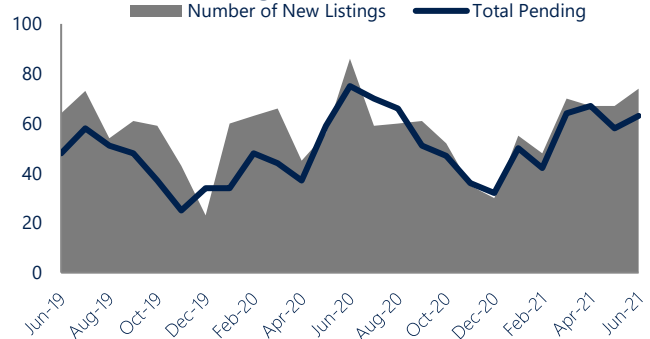
This month there were 74 homes newly listed for sale in Edgewater compared to 86 in June 2020, a decrease of 14%. There were 63 current contracts pending sale this June compared to 75 a year ago. The number of current contracts is 16% lower than last June.

Months of Supply

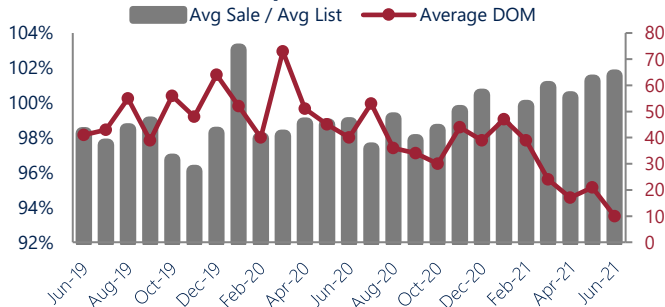
In June, there was 0.8 months of supply available in Edgewater, compared to 2.2 in June 2020. That is a decrease of 65% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Edgewater was 101.6% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 40, a decrease of 75%.



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