



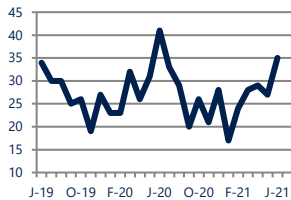
Focus On: Edgewood Housing Market

June 2021

Zip Code(s): 21040

Units Sold

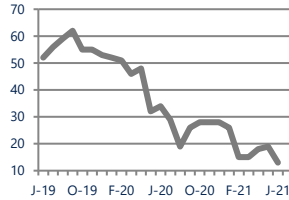
35



Down -15%
Vs. Year Ago

Active Inventory

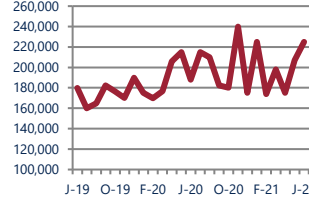
13



Down -62%
Vs. Year Ago

Median Sale Price

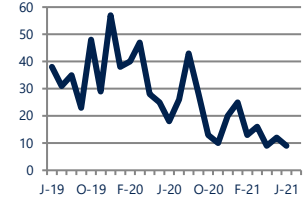
\$225,000



Up 20%
Vs. Year Ago

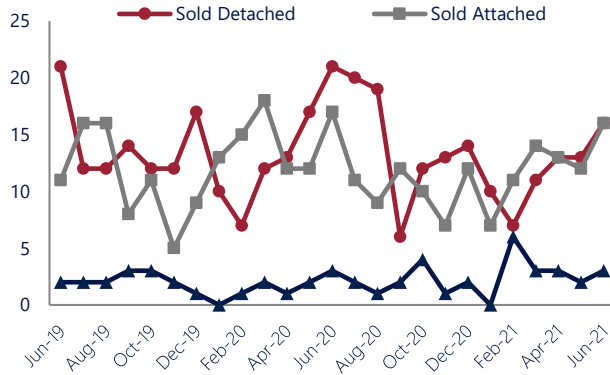
Days On Market

9



Down
Vs. Year Ago

Units Sold*



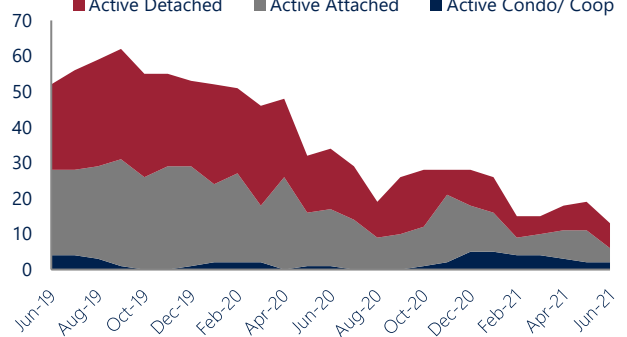
Units Sold

There was an increase in total units sold in June, with 35 sold this month in Edgewood versus 27 last month, an increase of 30%. This month's total units sold was lower than at this time last year, a decrease of 15% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 62%. The total number of active inventory this June was 13 compared to 34 in June 2020. This month's total of 13 is lower than the previous month's total supply of available inventory of 19, a decrease of 32%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Edgewood Homes was \$188,000. This June, the median sale price was \$225,000, an increase of 20% or \$37,000 compared to last year. The current median sold price is 9% 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.

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.





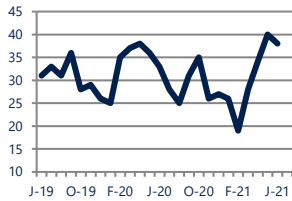
Focus On: Edgewood Housing Market

June 2021

Zip Code(s): 21040

New Listings

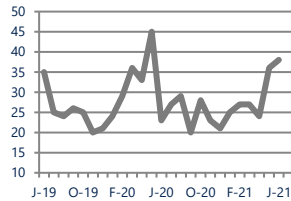
38



Up 15%
Vs. Year Ago

Current Contracts

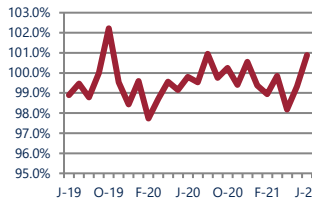
38



Up 65%
Vs. Year Ago

Sold Vs. List Price

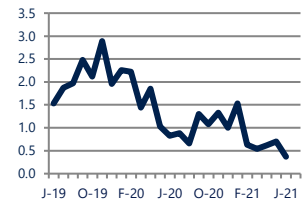
100.9%



Up 1.1%
Vs. Year Ago

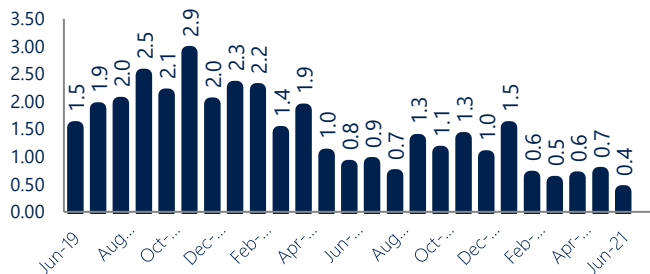
Months of Supply

0.4



Down -55%
Vs. Year Ago

Months of Supply



Months of Supply

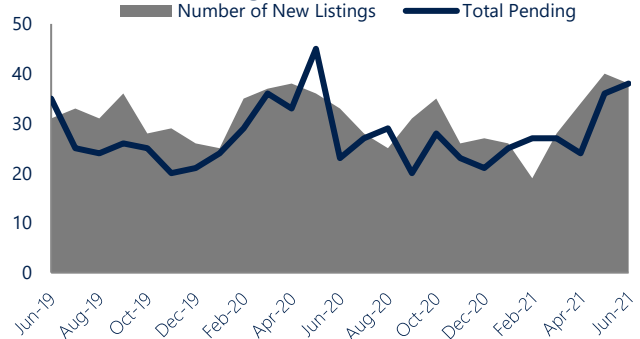
In June, there was 0.4 months of supply available in Edgewood, compared to 0.8 in June 2020. That is a decrease of 55% versus a year ago.

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.

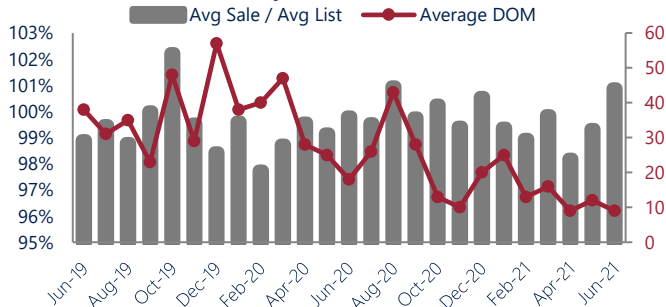
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Edgewood compared to 33 in June 2020, an increase of 15%. There were 38 current contracts pending sale this June compared to 23 a year ago. The number of current contracts is 65% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Edgewood was 100.9% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 18. This decrease was impacted by the limited number of sales.

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