

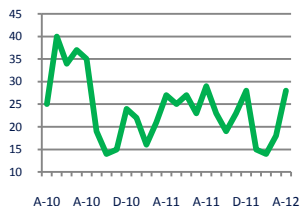


## Focus On: Edgewater Housing Market

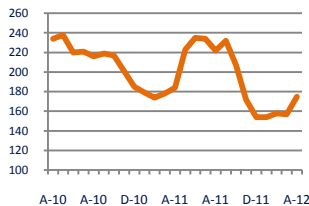
April 2012

Zip Code(s): 21037 and 21140

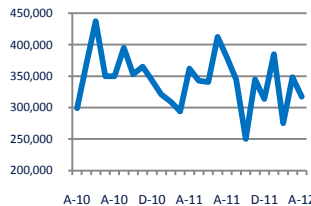
**Units Sold**  
28



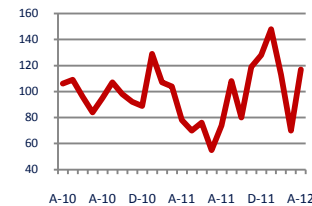
**Active Inventory**  
175



**Median Sale Price**  
\$317,450



**Days On Market**  
117



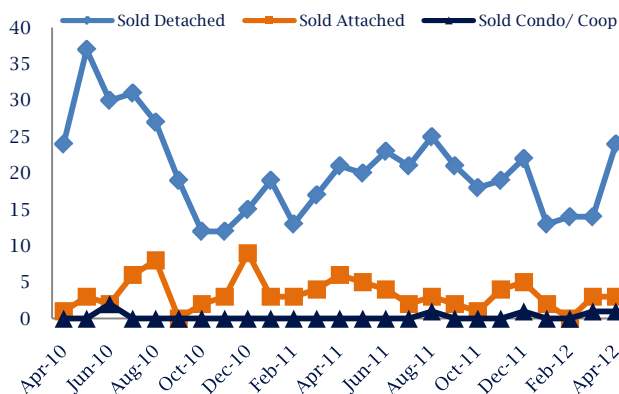
**Up**  
Vs. Year Ago

**Down - 5%**  
Vs. Year Ago

**Down - 12%**  
Vs. Year Ago

**Up**  
Vs. Year Ago

### Units Sold\*



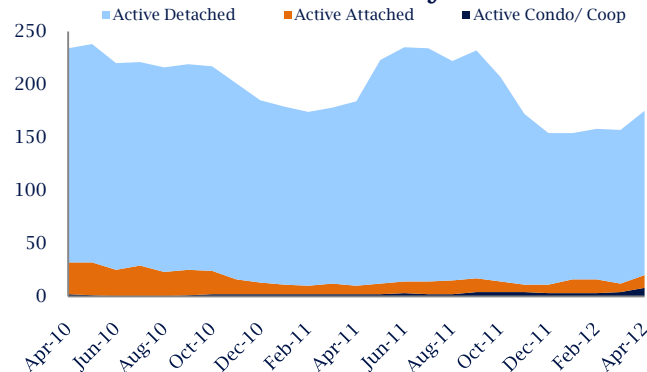
### Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 28 sold this month in Edgewater. This month's total units sold was higher than at this time last year, an increase from April 2011.

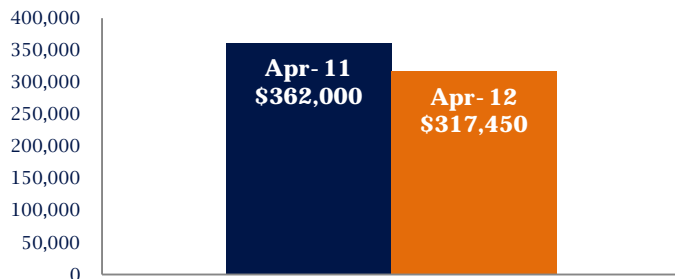
### Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 5%. The total number of active inventory this April was 175 compared to 184 in April 2011. This month's total of 175 is higher than the previous month's total supply of available inventory of 157, an increase of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Edgewater Homes was \$362,000. This April, the median sale price was \$317,450, a decrease of 12% or \$44,550 compared to last year. The current median sold price is 9% lower than in March.

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 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.





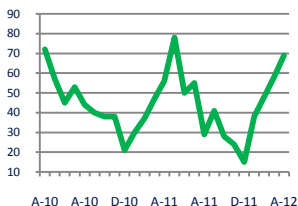
## Focus On: Edgewater Housing Market

April 2012

Zip Code(s): 21037 and 21140

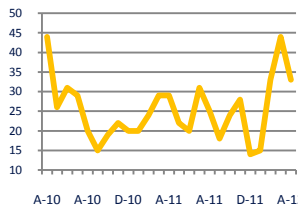
### New Listings

69



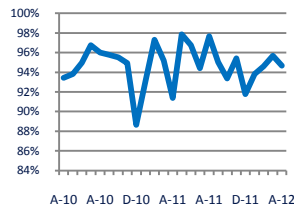
### Current Contracts

33



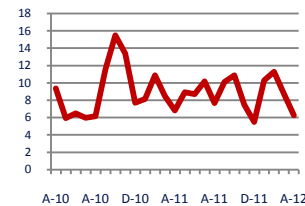
### Sold Vs. List Price

94.7%



### Months of Supply

6.3



Up 23%

Vs. Year Ago

Up 14%

Vs. Year Ago

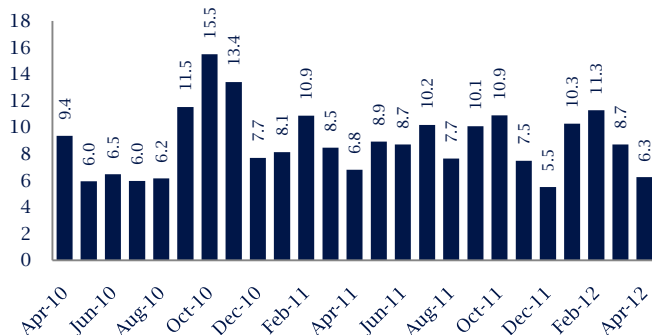
Up 3.6%

Vs. Year Ago

Down -8%

Vs. Year Ago

### Months Of Supply



### Months of Supply

In April, there was 6.3 months of supply available in Edgewater, compared to 6.8 in April 2011. That is a decrease of 8% versus a year ago.

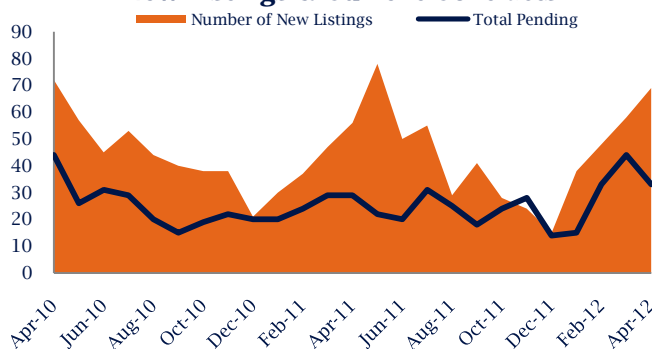
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Edgewater compared to 56 in April 2011, an increase of 23%.

There were 33 current contracts pending sale this April compared to 29 a year ago. The number of current contracts is 14% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Edgewater was 94.7% of the average list price, which is 3.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 117, higher than the average last year, which was 78. This increase was impacted by the limited number of sales.

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