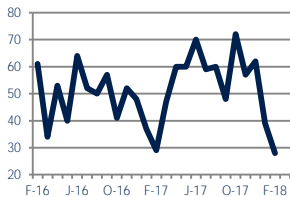




Units Sold

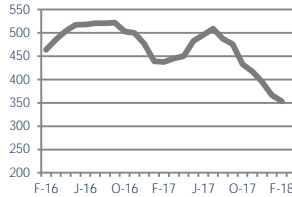
28



Down -3%
Vs. Year Ago

Active Inventory

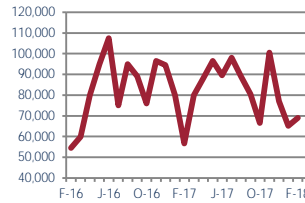
353



Down -19%
Vs. Year Ago

Median Sale Price

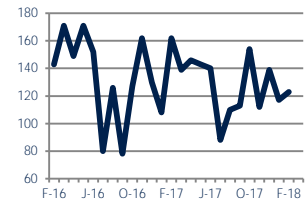
\$69,000



Up 22%
Vs. Year Ago

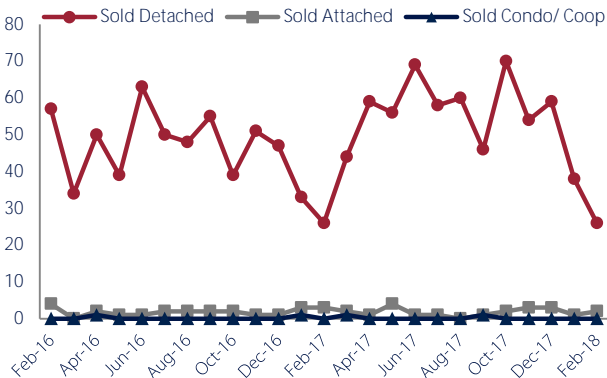
Days On Market

123



Down -24%
Vs. Year Ago

Units Sold*



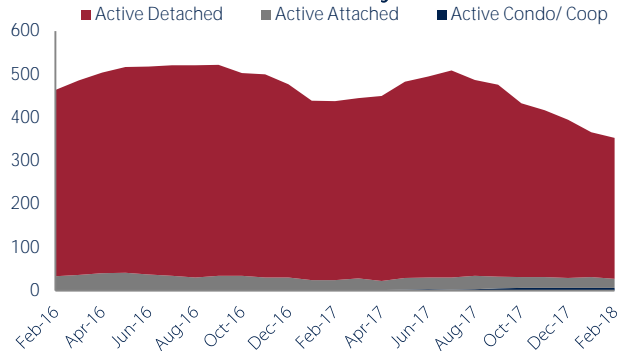
Units Sold

There was a decrease in total units sold in February, with 28 sold this month in Allegany County versus 39 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 3% versus February 2017.

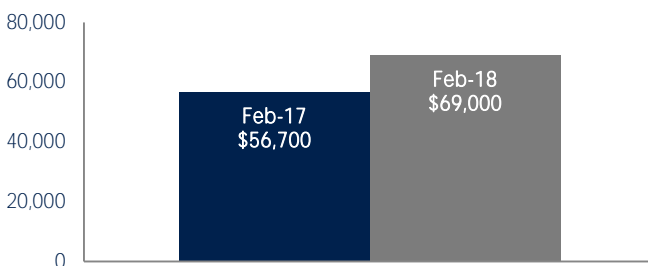
Active Inventory

Versus last year, the total number of homes available this month is lower by 85 units or 19%. The total number of active inventory this February was 353 compared to 438 in February 2017. This month's total of 353 is lower than the previous month's total supply of available inventory of 366, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Allegany County Homes was \$56,700. This February, the median sale price was \$69,000, an increase of 22% or \$12,300 compared to last year. The current median sold price is 6% higher than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

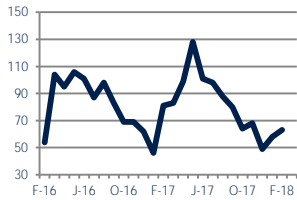


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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.



New Listings

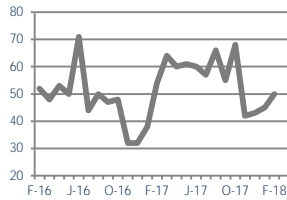
63



Down -22%
Vs. Year Ago

Current Contracts

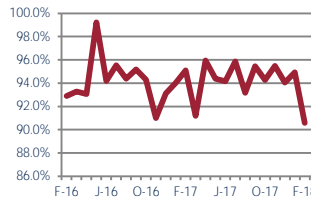
50



Down -7%
Vs. Year Ago

Sold Vs. List Price

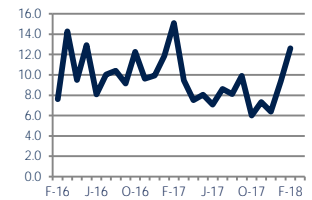
90.6%



Down -4.7%
Vs. Year Ago

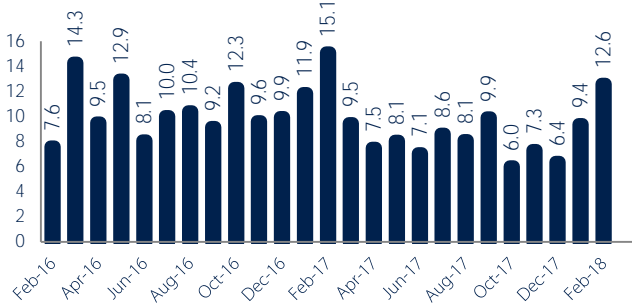
Months of Supply

12.6



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

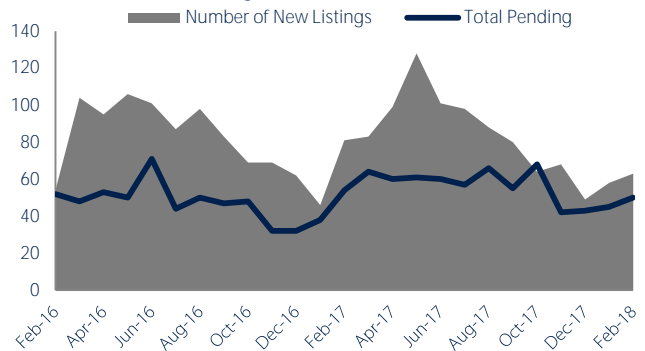
In February, there was 12.6 months of supply available in Allegany County, compared to 15.1 in February 2017. That is a decrease of 17% versus a year ago.

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.

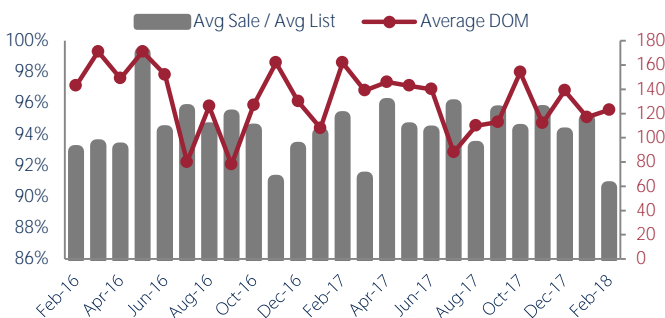
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Allegany County compared to 81 in February 2017, a decrease of 22%. There were 50 current contracts pending sale this February compared to 54 a year ago. The number of current contracts is 7% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Allegany County was 90.6% of the average list price, which is 4.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 123, lower than the average last year, which was 162, a decrease of 24%.



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