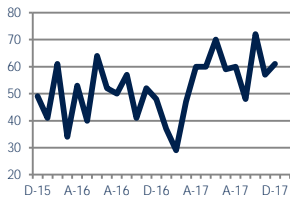




Units Sold

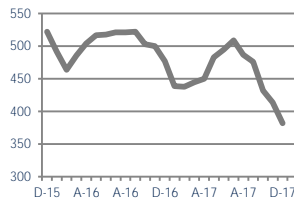
61



Up 27%
Vs. Year Ago

Active Inventory

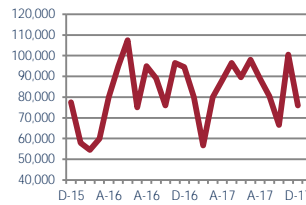
382



Down -20%
Vs. Year Ago

Median Sale Price

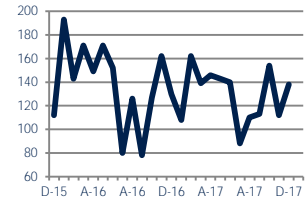
\$76,000



Down -20%
Vs. Year Ago

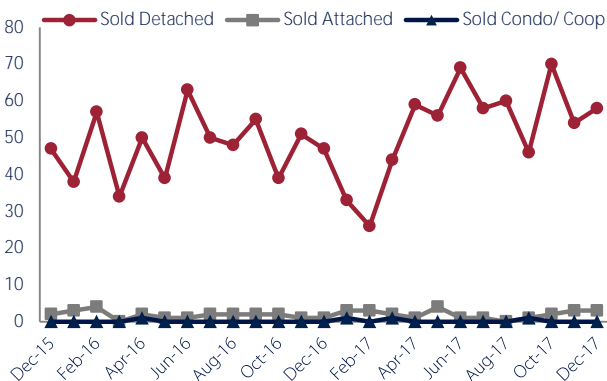
Days On Market

138



Up 6%
Vs. Year Ago

Units Sold*



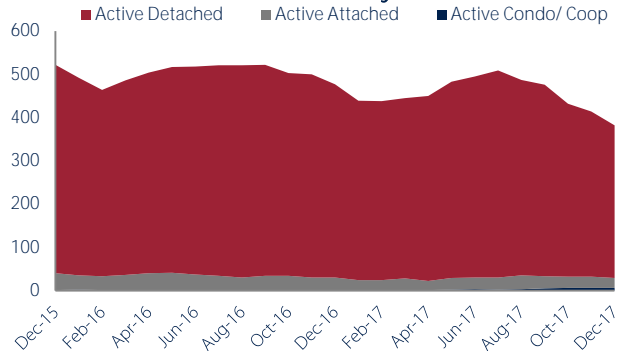
Units Sold

There was an increase in total units sold in December, with 61 sold this month in Allegany County versus 57 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 27% versus December 2016.

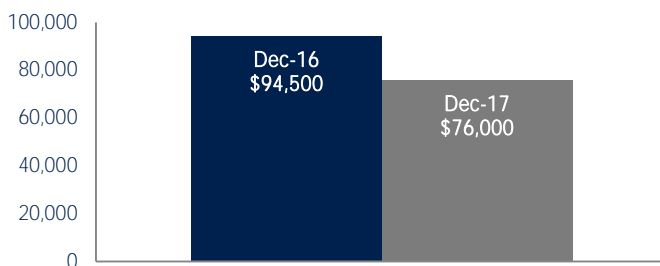
Active Inventory

Versus last year, the total number of homes available this month is lower by 95 units or 20%. The total number of active inventory this December was 382 compared to 477 in December 2016. This month's total of 382 is lower than the previous month's total supply of available inventory of 414, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Allegany County Homes was \$94,500. This December, the median sale price was \$76,000, a decrease of 20% or \$18,500 compared to last year. The current median sold price is 24% lower than in November.

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

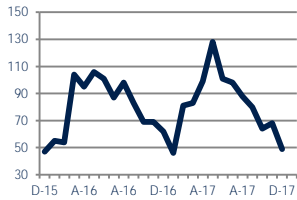


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

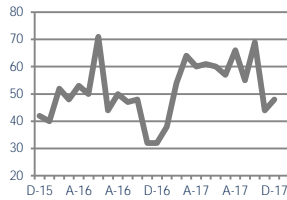
49



Down -21%
Vs. Year Ago

Current Contracts

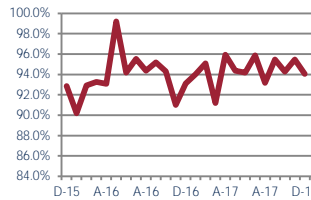
48



Up 50%
Vs. Year Ago

Sold Vs. List Price

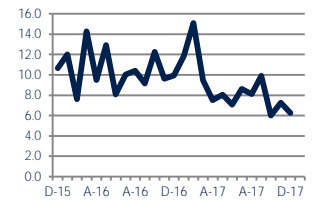
94.0%



Up 1%
Vs. Year Ago

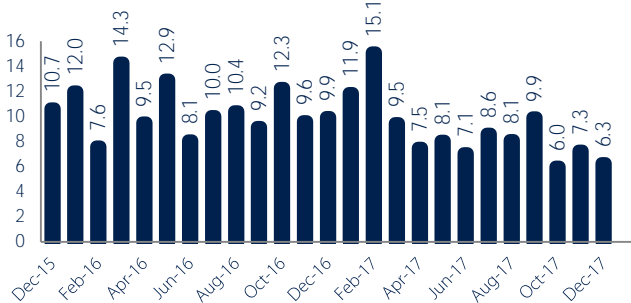
Months of Supply

6.3



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

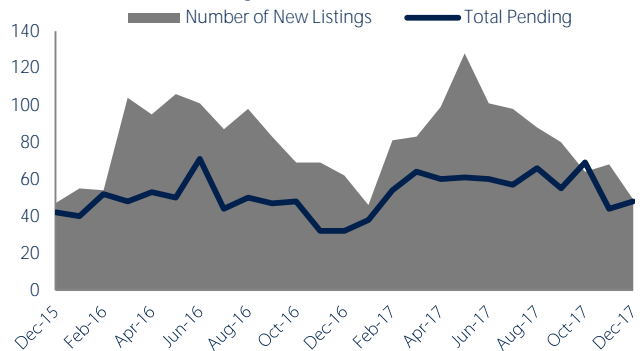
In December, there was 6.3 months of supply available in Allegany County, compared to 9.9 in December 2016. That is a decrease of 37% versus a year ago.

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.

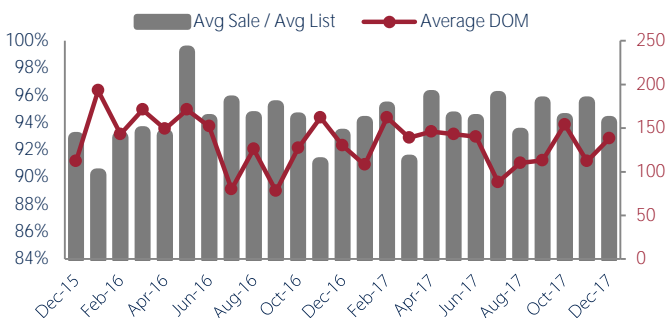
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Allegany County compared to 62 in December 2016, a decrease of 21%. There were 48 current contracts pending sale this December compared to 32 a year ago. The number of current contracts is 50% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Allegany County was 94.0% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 138, higher than the average last year, which was 130, an increase of 6%.



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