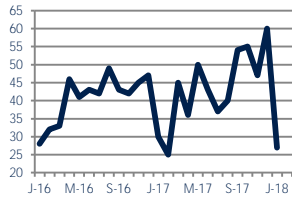


Units Sold

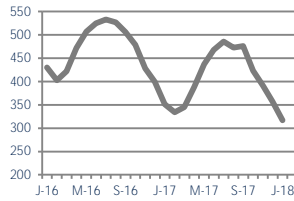
27



Down
Vs. Year Ago

Active Inventory

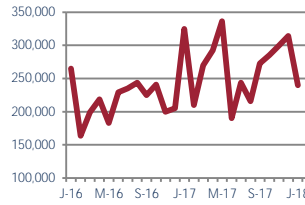
317



Down -10%
Vs. Year Ago

Median Sale Price

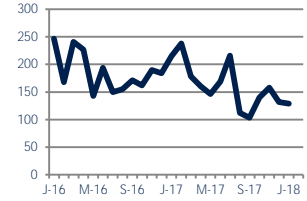
\$240,000



Down
Vs. Year Ago

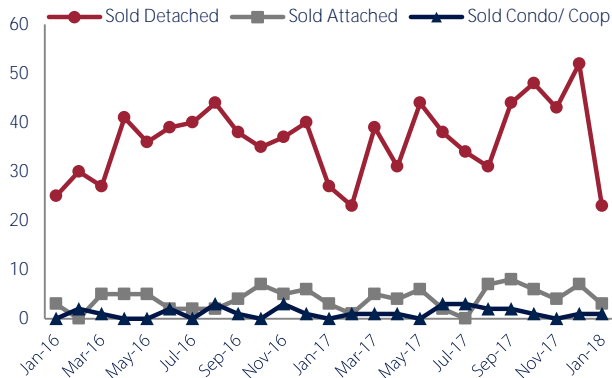
Days On Market

129



Down -40%
Vs. Year Ago

Units Sold*



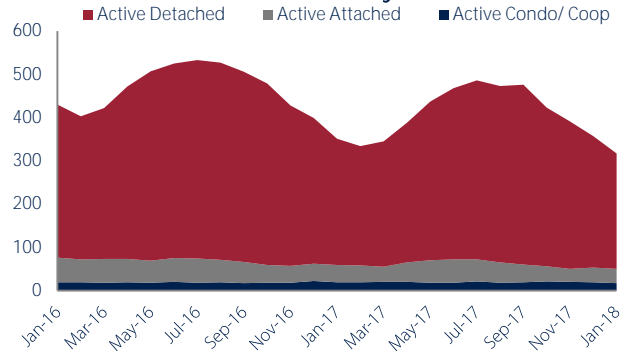
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 27 sold this month in Garrett County. This month's total units sold was lower than at this time last year, a decrease from January 2017.

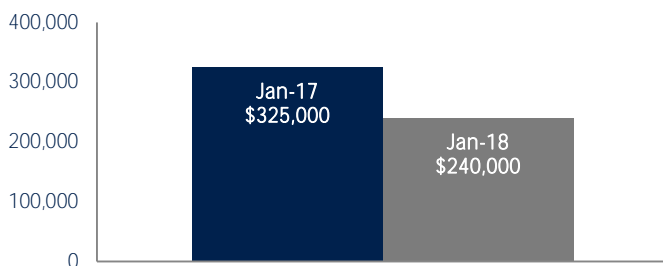
Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 10%. The total number of active inventory this January was 317 compared to 351 in January 2017. This month's total of 317 is lower than the previous month's total supply of available inventory of 357, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Garrett County Homes was \$325,000. This January, the median sale price was \$240,000, a decrease of \$85,000 compared to last year. The current median sold price is lower than in December.

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



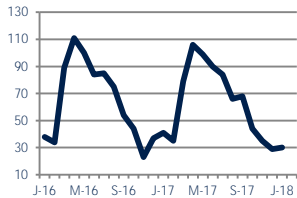
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

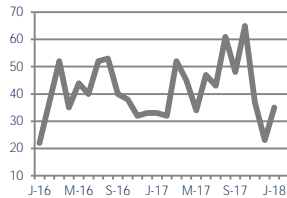
30



Down -27%
Vs. Year Ago

Current Contracts

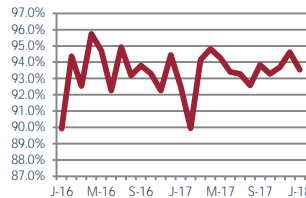
35



Up 6%
Vs. Year Ago

Sold Vs. List Price

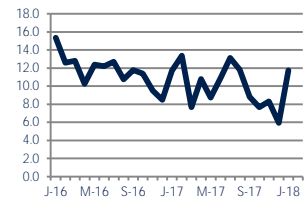
93.5%



Up 1.1%
Vs. Year Ago

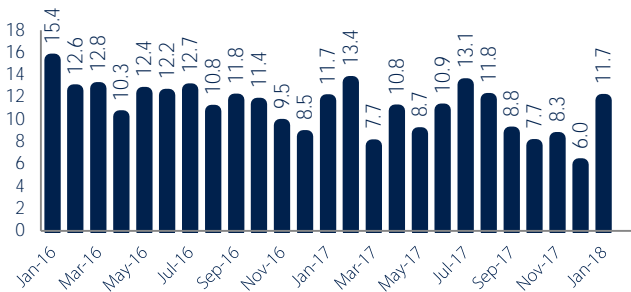
Months of Supply

11.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

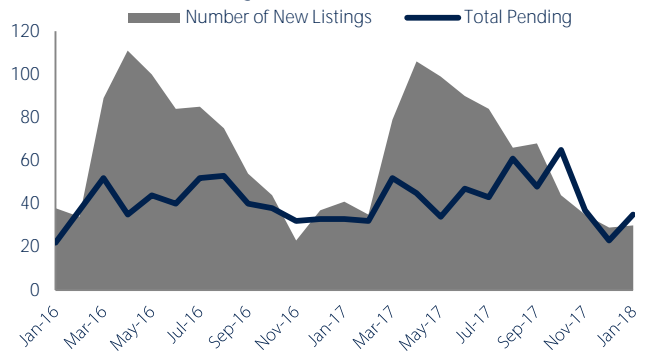
In January, there was 11.7 months of supply available in Garrett County. The amount of supply is similar compared to a year ago.

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.

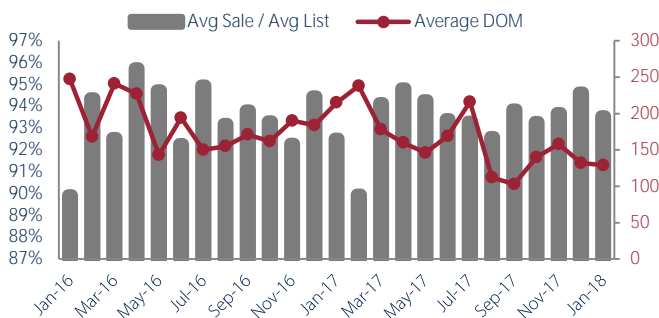
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Garrett County compared to 41 in January 2017, a decrease of 27%. There were 35 current contracts pending sale this January compared to 33 a year ago. The number of current contracts is 6% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Garrett County was 93.5% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 129, lower than the average last year, which was 215, a decrease of 40%.



*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.

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