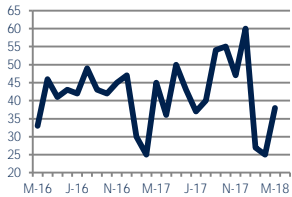




Units Sold

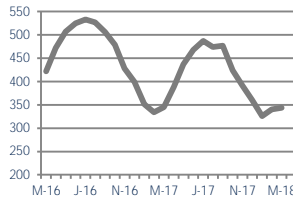
38



Down
Vs. Year Ago

Active Inventory

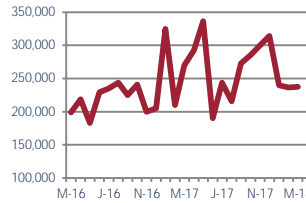
344



No Change
Vs. Year Ago

Median Sale Price

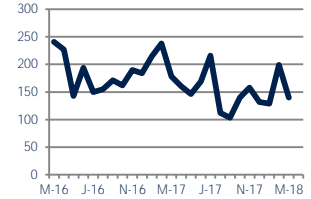
\$237,450



Down -12%
Vs. Year Ago

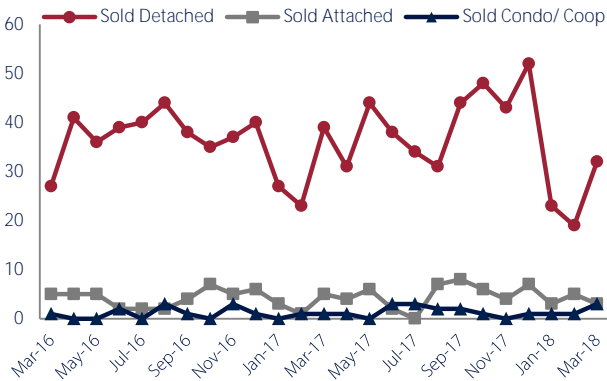
Days On Market

140



Down -21%
Vs. Year Ago

Units Sold*



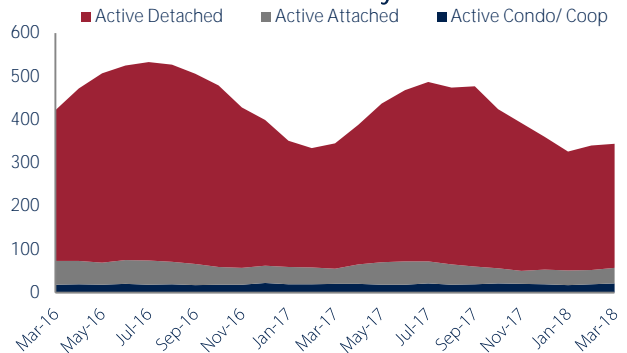
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 38 sold this month in Garrett County. This month's total units sold was lower than at this time last year, a decrease from March 2017.

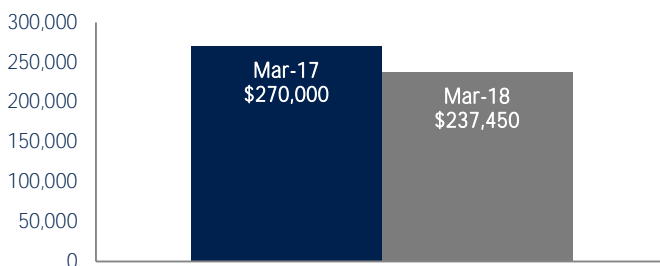
Active Inventory

The total number of homes available this month is 344 units, which is similar compared to a year ago. This month's total of 344 is higher than the previous month's total supply of available inventory of 340, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Garrett County Homes was \$270,000. This March, the median sale price was \$237,450, a decrease of 12% or \$32,550 compared to last year. The current median sold price is 1% higher than in February.

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



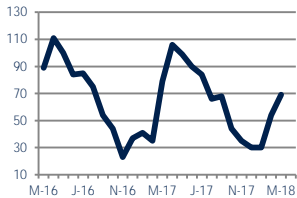
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

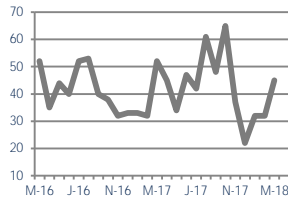
69



Down -13%
Vs. Year Ago

Current Contracts

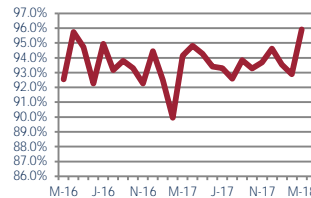
45



Down -13%
Vs. Year Ago

Sold Vs. List Price

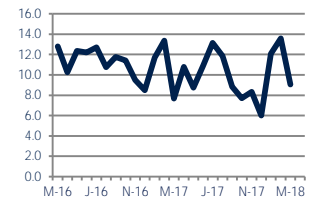
95.9%



Up 1.9%
Vs. Year Ago

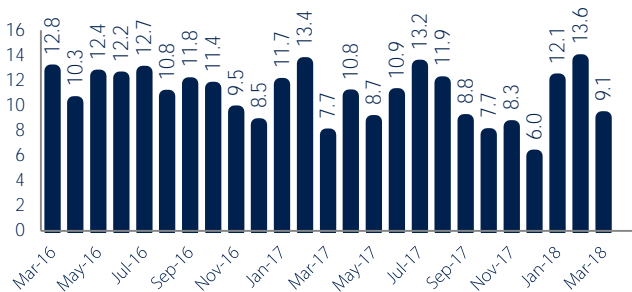
Months of Supply

9.1



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

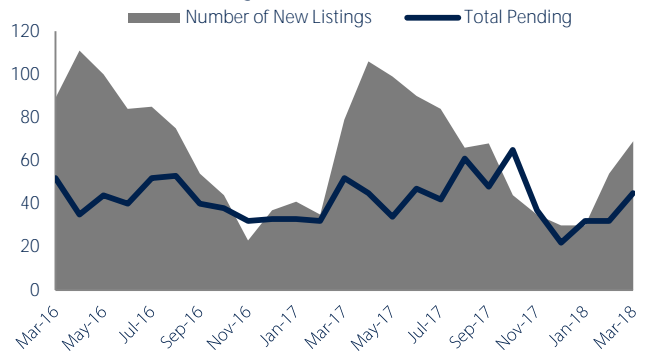
In March, there was 9.1 months of supply available in Garrett County, compared to 7.7 in March 2017. That is an increase of 18% versus a year ago.

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.

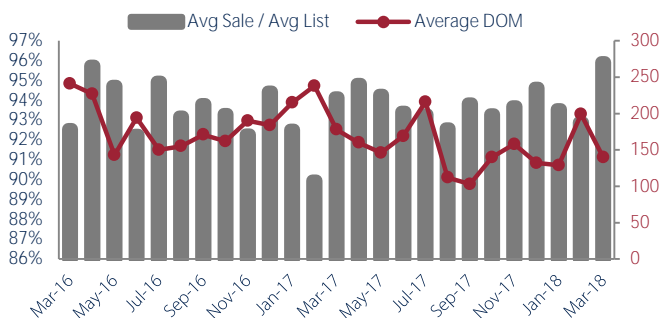
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Garrett County compared to 79 in March 2017, a decrease of 13%. There were 45 current contracts pending sale this March compared to 52 a year ago. The number of current contracts is 13% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Garrett County was 95.9% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 140, lower than the average last year, which was 178, a decrease of 21%.



*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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