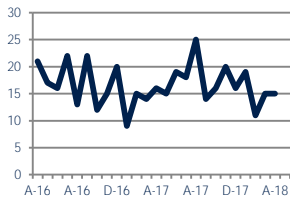




Units Sold

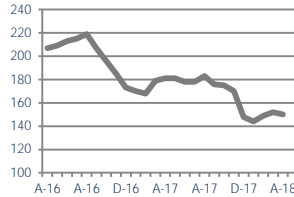
15



Down -6%
Vs. Year Ago

Active Inventory

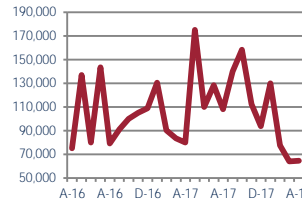
150



Down -17%
Vs. Year Ago

Median Sale Price

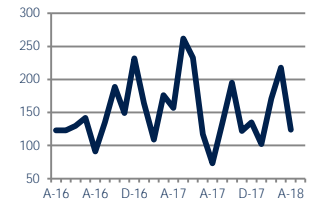
\$64,500



Down -19%
Vs. Year Ago

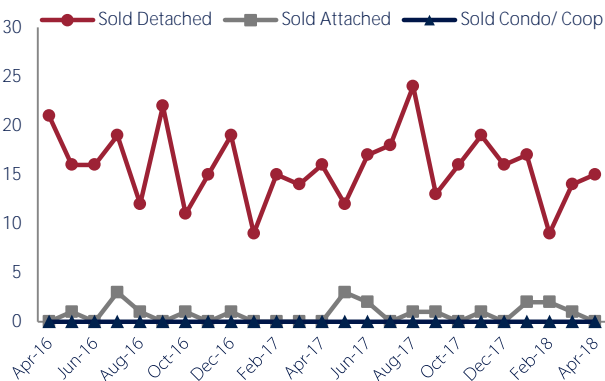
Days On Market

124



Down -21%
Vs. Year Ago

Units Sold*



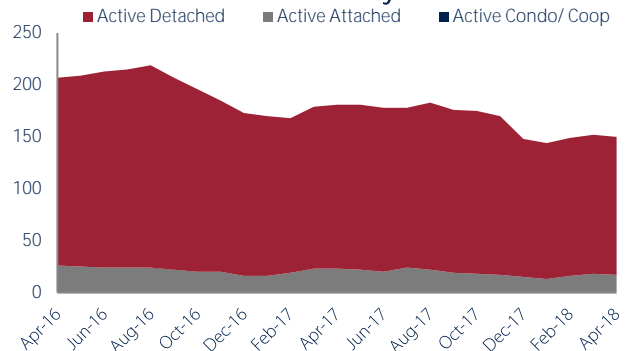
Units Sold

The number of units sold remained stable in April, with 15 sold this month in Somerset County. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 17%. The total number of active inventory this April was 150 compared to 181 in April 2017. This month's total of 150 is lower than the previous month's total supply of available inventory of 152, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Somerset County Homes was \$80,000. This April, the median sale price was \$64,500, a decrease of 19% or \$15,500 compared to last year. The current median sold price is 1% higher 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.



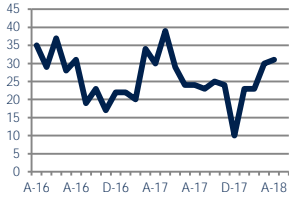
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CAR and its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





New Listings

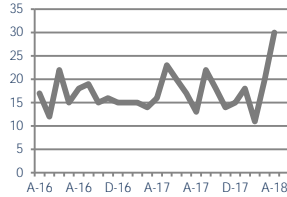
31



Up 3%
Vs. Year Ago

Current Contracts

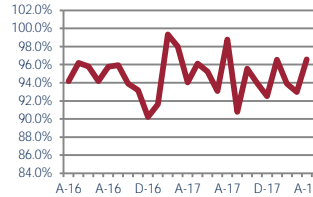
30



Up 88%
Vs. Year Ago

Sold Vs. List Price

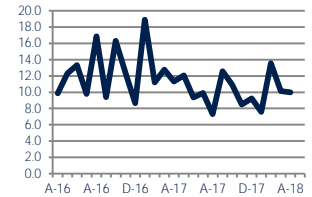
96.6%



Up 2.7%
Vs. Year Ago

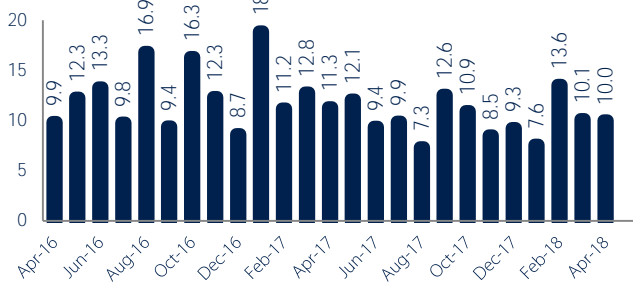
Months of Supply

10.0



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

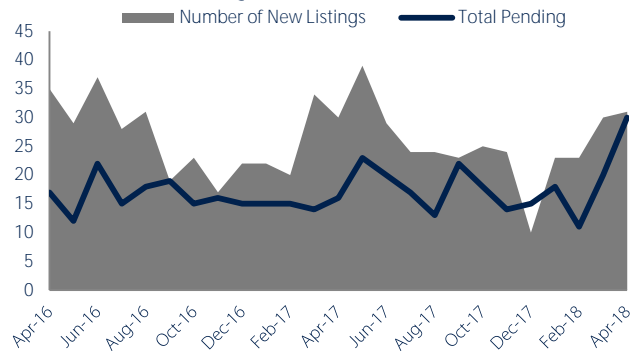
In April, there was 10.0 months of supply available in Somerset County, compared to 11.3 in April 2017. That is a decrease of 12% versus a year ago.

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.

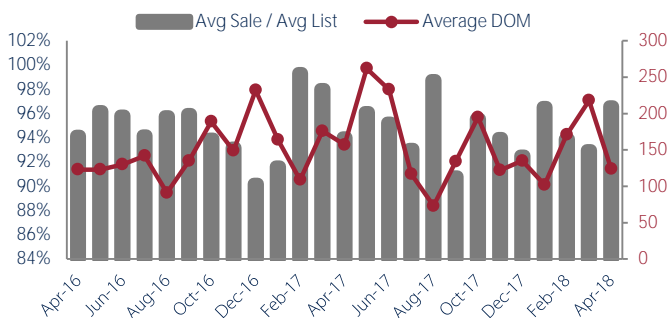
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Somerset County compared to 30 in April 2017, an increase of 3%. There were 30 current contracts pending sale this April compared to 16 a year ago. The number of current contracts is 88% 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 Somerset County was 96.6% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 124, lower than the average last year, which was 157, 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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