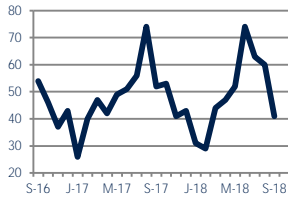


Units Sold

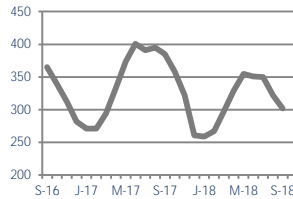
41



Down -21%
Vs. Year Ago

Active Inventory

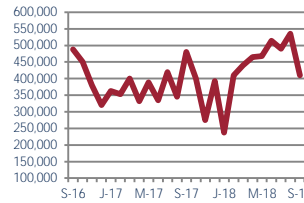
302



Down -22%
Vs. Year Ago

Median Sale Price

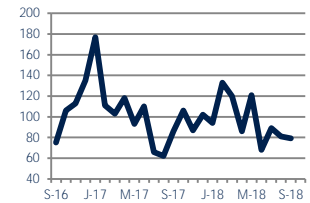
\$410,000



Down -15%
Vs. Year Ago

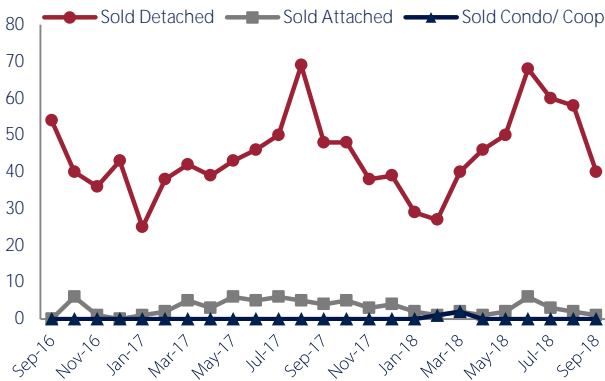
Days On Market

79



Down -8%
Vs. Year Ago

Units Sold*



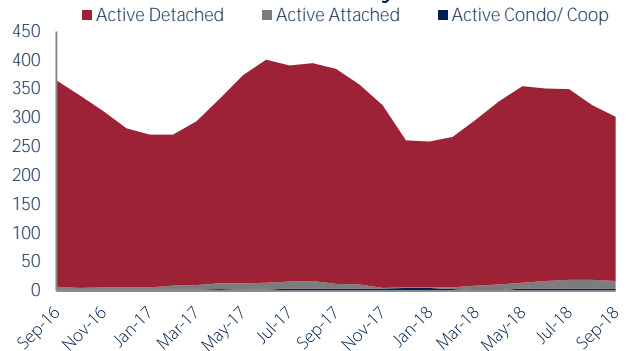
Units Sold

There was a decrease in total units sold in September, with 41 sold this month in Somerset County versus 60 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 21% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 83 units or 22%. The total number of active inventory this September was 302 compared to 385 in September 2017. This month's total of 302 is lower than the previous month's total supply of available inventory of 322, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Somerset County Homes was \$480,000. This September, the median sale price was \$410,000, a decrease of 15% or \$70,000 compared to last year. The current median sold price is 23% lower than in August.

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

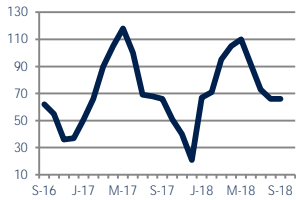


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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



New Listings

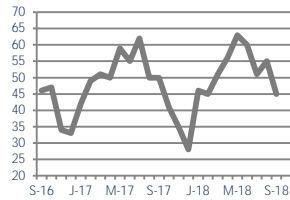
66



No Change
Vs. Year Ago

Current Contracts

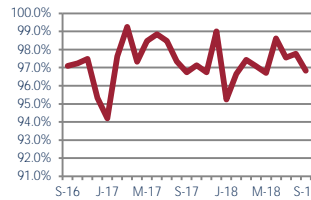
45



Down -10%
Vs. Year Ago

Sold Vs. List Price

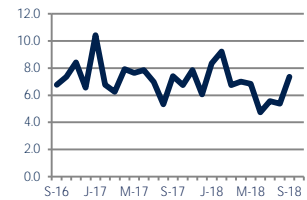
96.8%



No Change
Vs. Year Ago

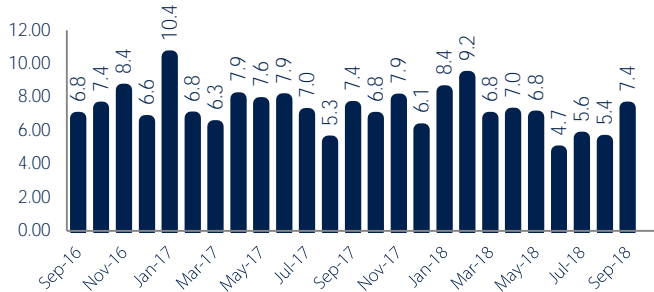
Months of Supply

7.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

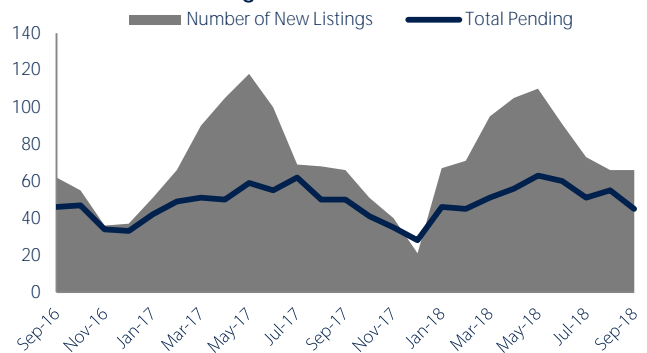
In September, there was 7.4 months of supply available in Somerset County. The amount of supply is similar compared to a year ago.

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.

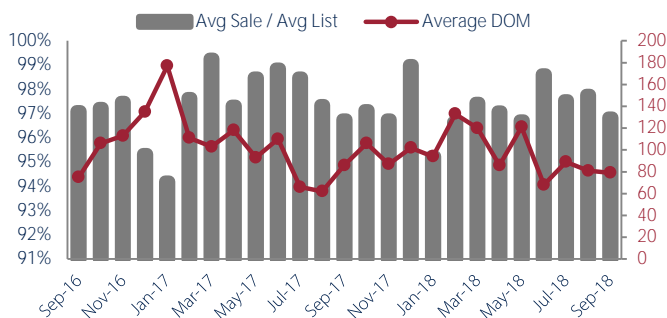
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Somerset County, which is similar to the amount in September 2017. There were 45 current contracts pending sale this September compared to 50 a year ago. The number of current contracts is 10% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Somerset County was 96.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 79, lower than the average last year, which was 86, a decrease of 8%.



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