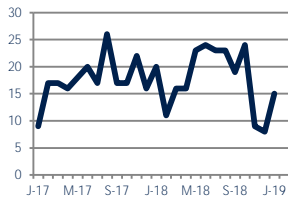


Units Sold

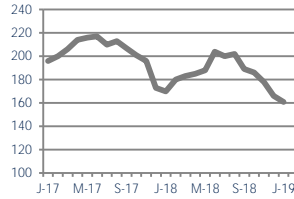
15



Down
Vs. Year Ago

Active Inventory

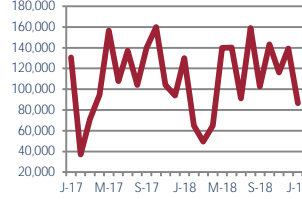
161



Down -5%
Vs. Year Ago

Median Sale Price

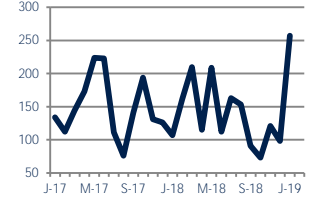
\$86,500



Down
Vs. Year Ago

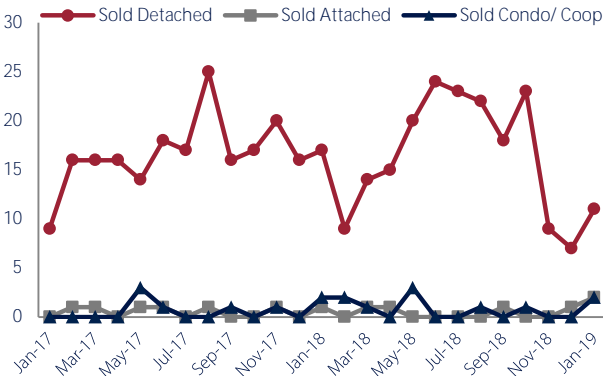
Days On Market

257



Up
Vs. Year Ago

Units Sold*



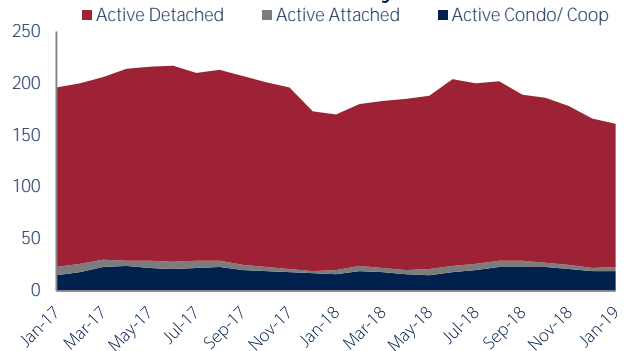
Units Sold

With relatively few transactions, there was an increase in total units sold in January, with 15 sold this month in Somerset County. This month's total units sold was lower than at this time last year, a decrease from January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 5%. The total number of active inventory this January was 161 compared to 170 in January 2018. This month's total of 161 is lower than the previous month's total supply of available inventory of 166, a decrease of 3%.

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 Somerset County Homes was \$129,900. This January, the median sale price was \$86,500, a decrease of \$43,400 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.



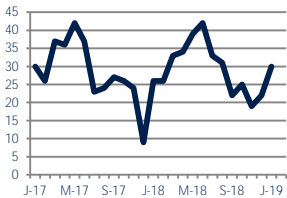
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

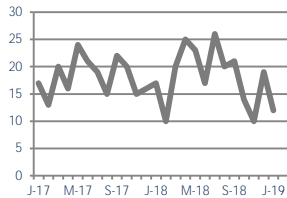
30



Up 15%
Vs. Year Ago

Current Contracts

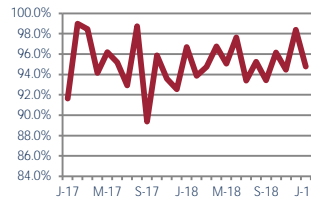
12



Down -29%
Vs. Year Ago

Sold Vs. List Price

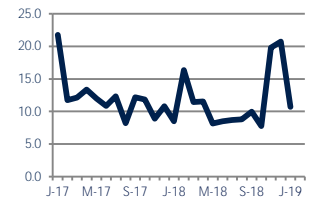
94.8%



Down -2%
Vs. Year Ago

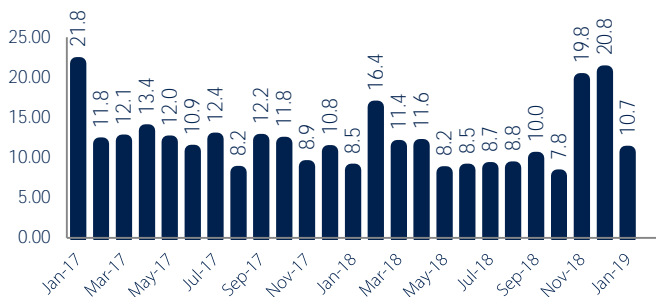
Months of Supply

10.7



Up 26%
Vs. Year Ago

Months Of Supply



Months of Supply

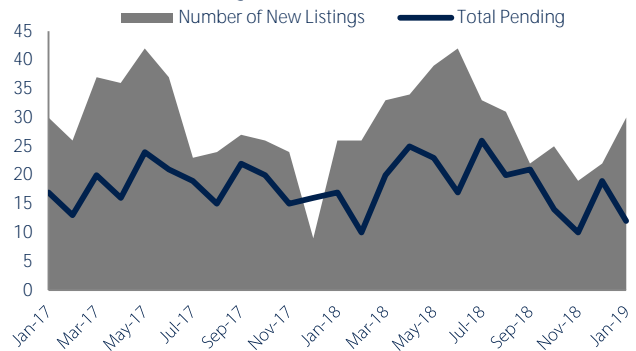
In January, there was 10.7 months of supply available in Somerset County, compared to 8.5 in January 2018. That is an increase of 26% versus a year ago.

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.

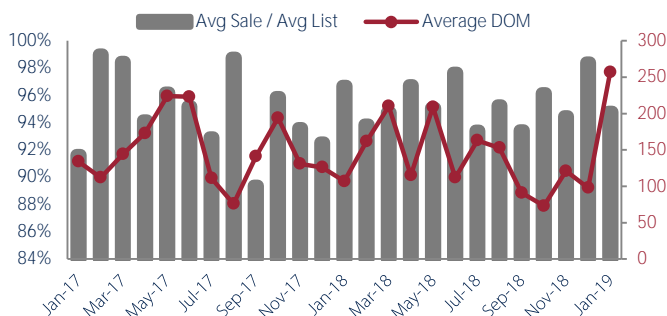
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Somerset County compared to 26 in January 2018, an increase of 15%. There were 12 current contracts pending sale this January compared to 17 a year ago. The number of current contracts is 29% lower 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 Somerset County was 94.8% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 257, higher than the average last year, which was 107. This increase was impacted by the limited number of sales.



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