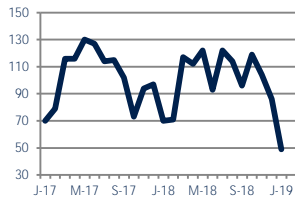




Units Sold

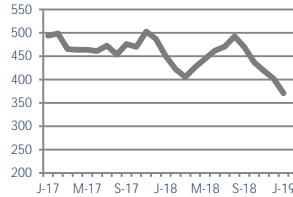
49



Down -30%
Vs. Year Ago

Active Inventory

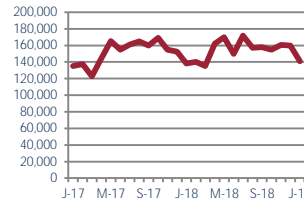
371



Down -18%
Vs. Year Ago

Median Sale Price

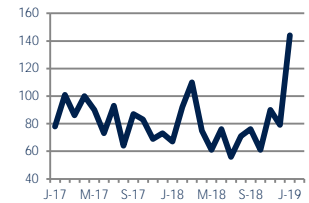
\$141,000



Up 2%
Vs. Year Ago

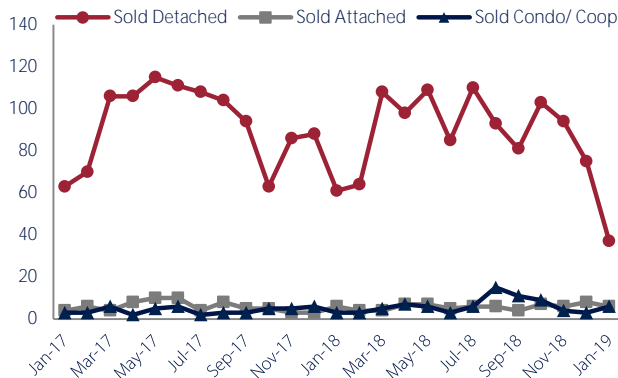
Days On Market

144



Up
Vs. Year Ago

Units Sold*



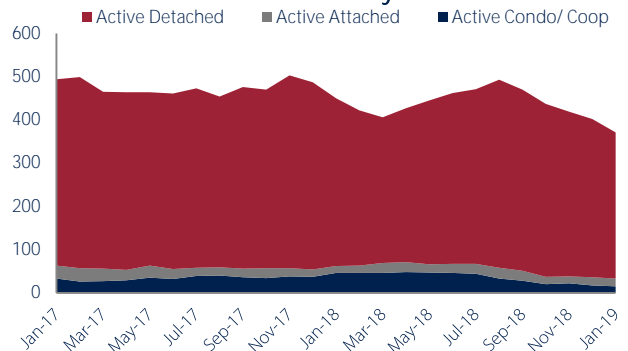
Units Sold

There was a decrease in total units sold in January, with 49 sold this month in Wicomico County. This month's total units sold was lower than at this time last year.

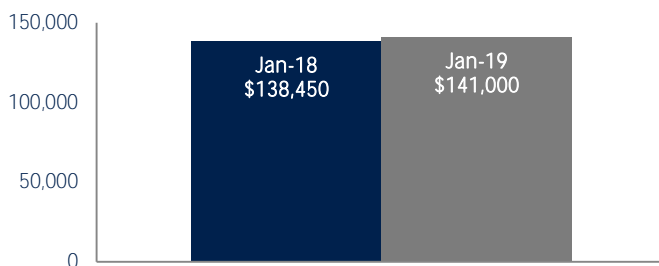
Active Inventory

Versus last year, the total number of homes available this month is lower by 79 units or 18%. The total number of active inventory this January was 371 compared to 450 in January 2018. This month's total of 371 is lower than the previous month's total supply of available inventory of 402, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Wicomico County Homes was \$138,450. This January, the median sale price was \$141,000, an increase of 2% or \$2,550 compared to last year. The current median sold price is 12% lower than in December.

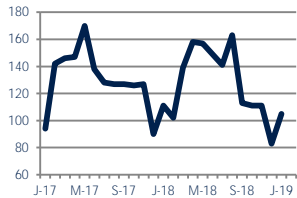
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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

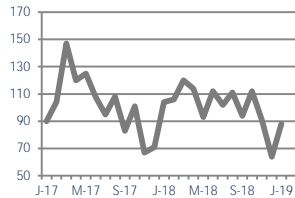
105



Down -5%
Vs. Year Ago

Current Contracts

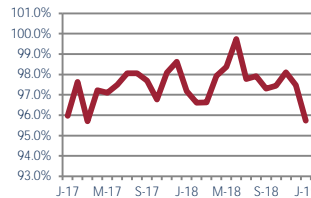
88



Down -15%
Vs. Year Ago

Sold Vs. List Price

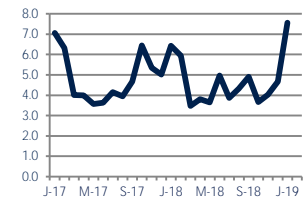
95.7%



Down -1.5%
Vs. Year Ago

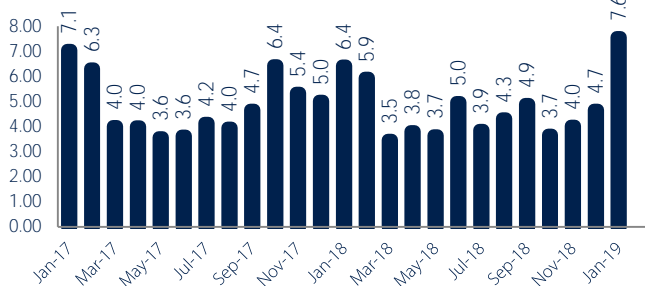
Months of Supply

7.6



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

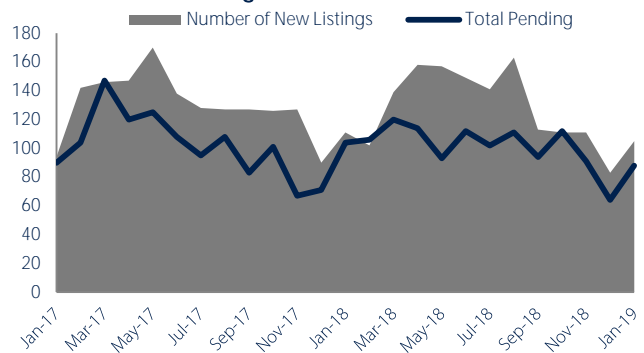
In January, there was 7.6 months of supply available in Wicomico County, compared to 6.4 in January 2018. That is an increase of 18% versus a year ago.

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.

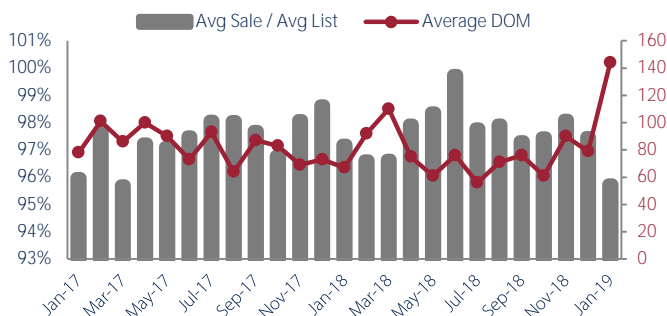
New Listings & Current Contracts

This month there were 105 homes newly listed for sale in Wicomico County compared to 111 in January 2018, a decrease of 5%. There were 88 current contracts pending sale this January compared to 104 a year ago. The number of current contracts is 15% 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 Wicomico County was 95.7% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 144, higher than the average last year, which was 67.



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