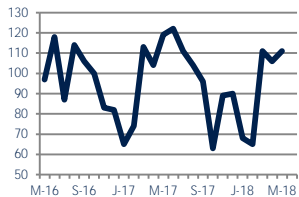




Units Sold

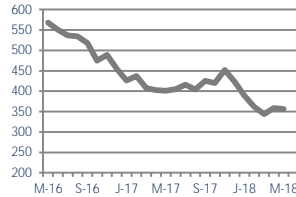
111



Down -7%
Vs. Year Ago

Active Inventory

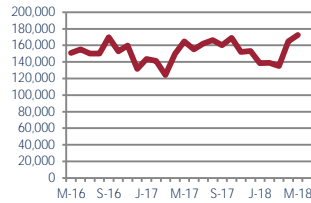
356



Down -11%
Vs. Year Ago

Median Sale Price

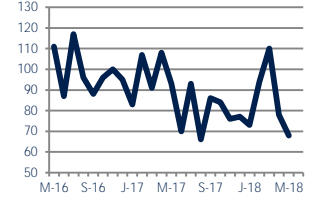
\$172,501



Up 5%
Vs. Year Ago

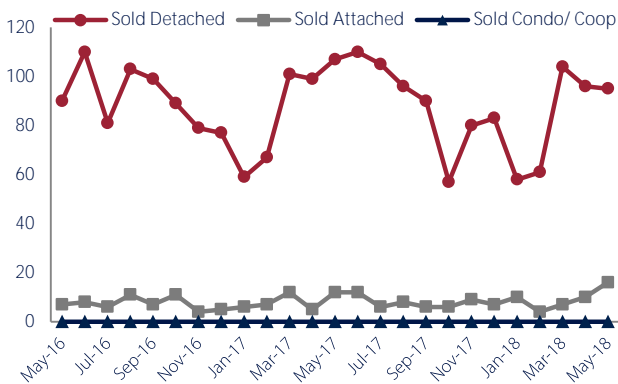
Days On Market

68



Down -27%
Vs. Year Ago

Units Sold*



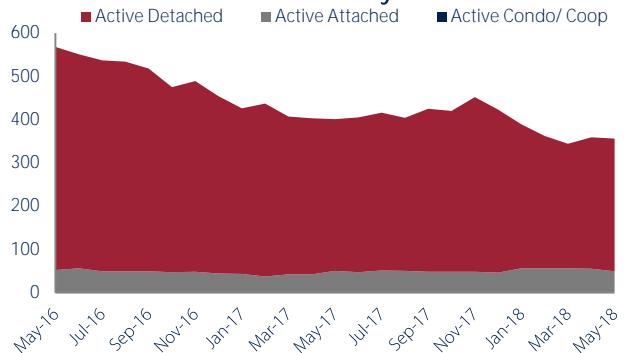
Units Sold

There was an increase in total units sold in May, with 111 sold this month in Wicomico County versus 106 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2017.

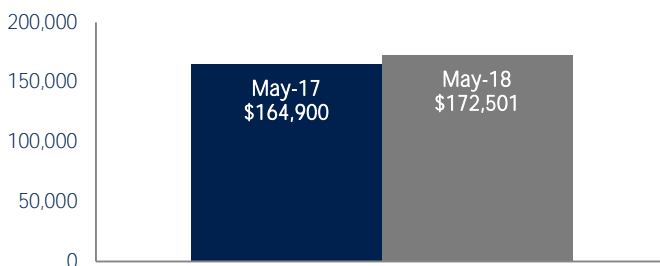
Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 11%. The total number of active inventory this May was 356 compared to 401 in May 2017. This month's total of 356 is lower than the previous month's total supply of available inventory of 359, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Wicomico County Homes was \$164,900. This May, the median sale price was \$172,501, an increase of 5% or \$7,601 compared to last year. The current median sold price is 5% higher than in April.

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



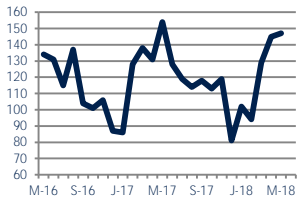
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CAR and its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

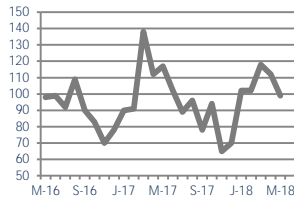
147



Down -5%
Vs. Year Ago

Current Contracts

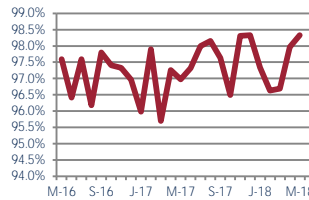
99



Down -15%
Vs. Year Ago

Sold Vs. List Price

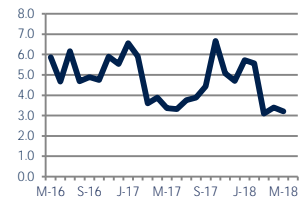
98.3%



Up 1.4%
Vs. Year Ago

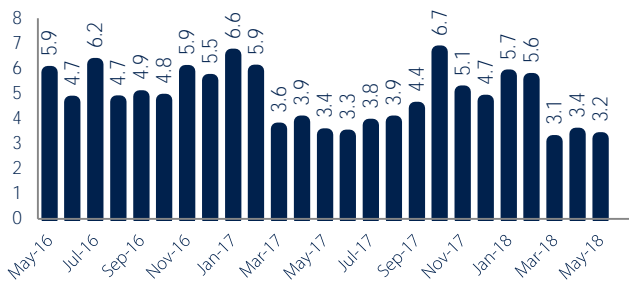
Months of Supply

3.2



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

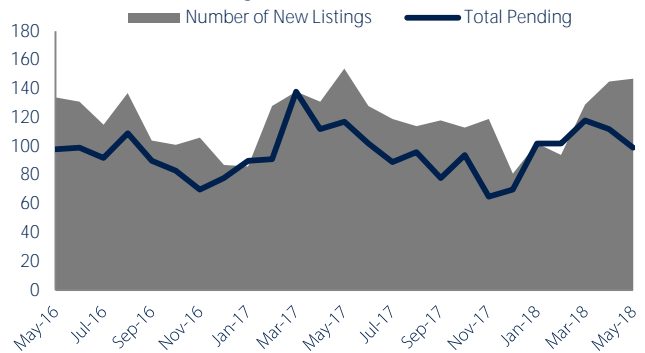
In May, there was 3.2 months of supply available in Wicomico County, compared to 3.4 in May 2017. That is a decrease of 5% versus a year ago.

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.

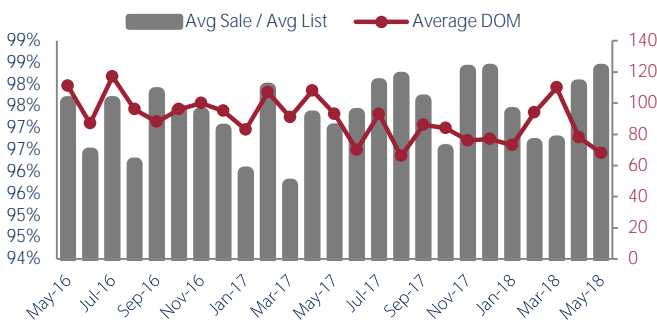
New Listings & Current Contracts

This month there were 147 homes newly listed for sale in Wicomico County compared to 154 in May 2017, a decrease of 5%. There were 99 current contracts pending sale this May compared to 117 a year ago. The number of current contracts is 15% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Wicomico County was 98.3% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 68, lower than the average last year, which was 93, a decrease of 27%.



*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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