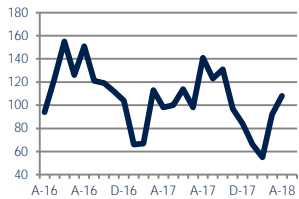




Units Sold

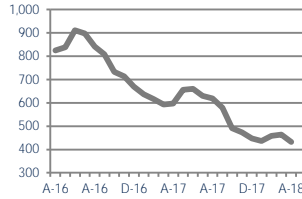
108



Up 10%
Vs. Year Ago

Active Inventory

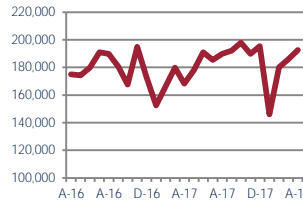
432



Down -28%
Vs. Year Ago

Median Sale Price

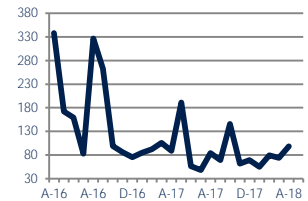
\$192,500



Up 14%
Vs. Year Ago

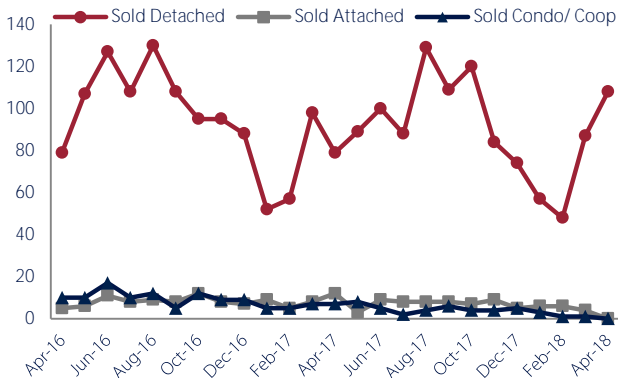
Days On Market

98



Up 10%
Vs. Year Ago

Units Sold*



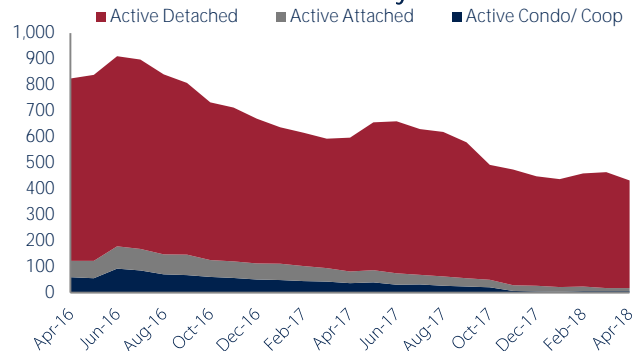
Units Sold

There was an increase in total units sold in April, with 108 sold this month in Adams County versus 92 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 10% versus April 2017.

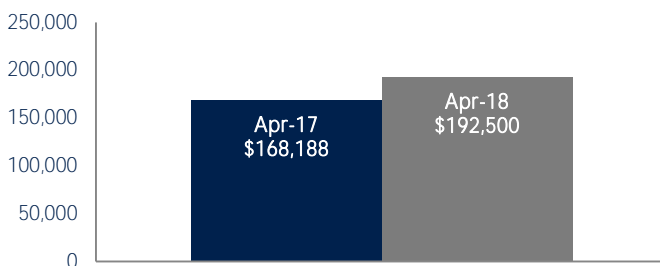
Active Inventory

Versus last year, the total number of homes available this month is lower by 165 units or 28%. The total number of active inventory this April was 432 compared to 597 in April 2017. This month's total of 432 is lower than the previous month's total supply of available inventory of 464, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Adams County Homes was \$168,188. This April, the median sale price was \$192,500, an increase of 14% or \$24,312 compared to last year. The current median sold price is 3% 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.



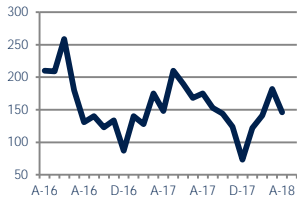
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

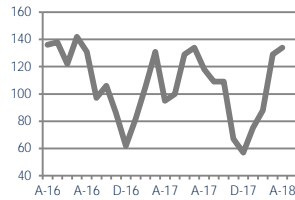
146



Down -1%
Vs. Year Ago

Current Contracts

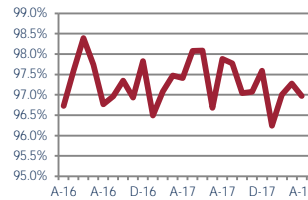
134



Up 41%
Vs. Year Ago

Sold Vs. List Price

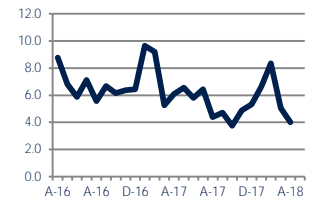
97.0%



No Change
Vs. Year Ago

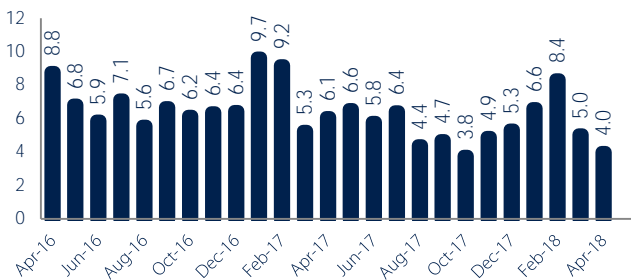
Months of Supply

4.0



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

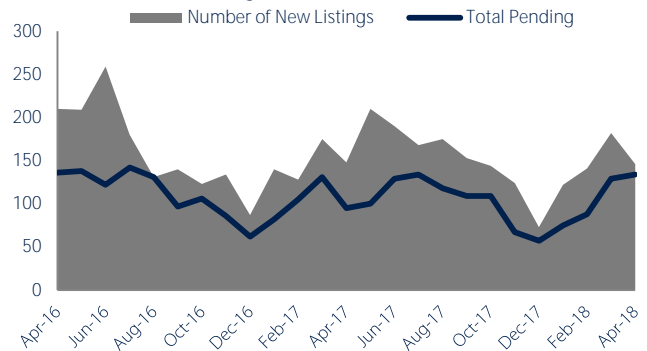
In April, there was 4.0 months of supply available in Adams County, compared to 6.1 in April 2017. That is a decrease of 34% versus a year ago.

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.

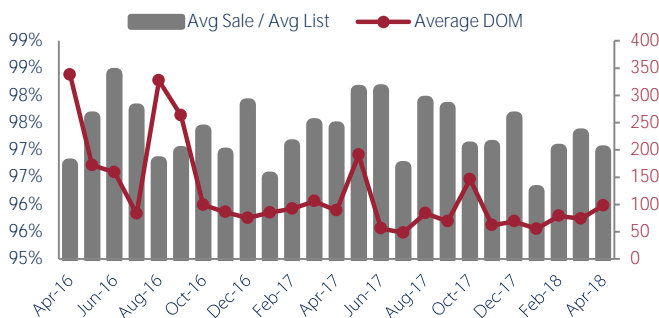
New Listings & Current Contracts

This month there were 146 homes newly listed for sale in Adams County compared to 148 in April 2017, a decrease of 1%. There were 134 current contracts pending sale this April compared to 95 a year ago. The number of current contracts is 41% 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 Adams County was 97.0% 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 98, higher than the average last year, which was 89, an increase of 10%.



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