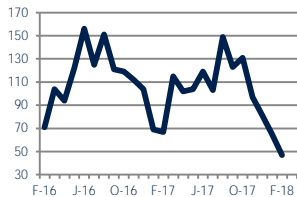




Units Sold

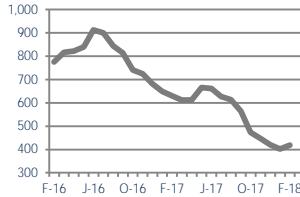
47



Down -30%
Vs. Year Ago

Active Inventory

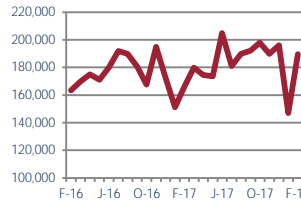
419



Down -33%
Vs. Year Ago

Median Sale Price

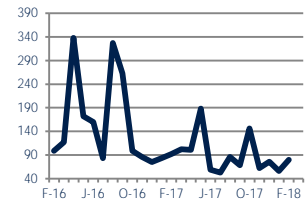
\$189,700



Up 14%
Vs. Year Ago

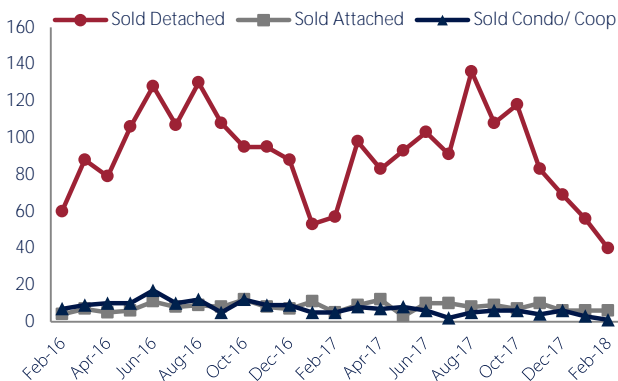
Days On Market

80



Down -13%
Vs. Year Ago

Units Sold*



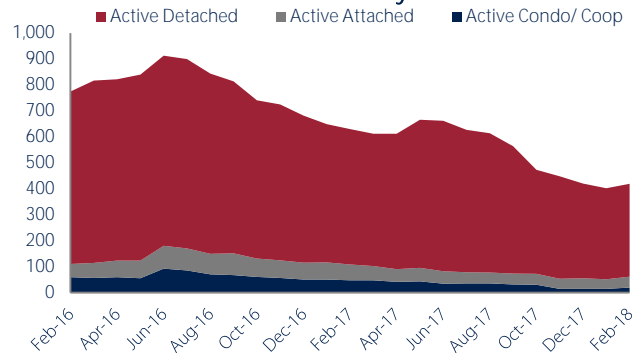
Units Sold

There was a decrease in total units sold in February, with 47 sold this month in Adams County versus 65 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 30% versus February 2017.

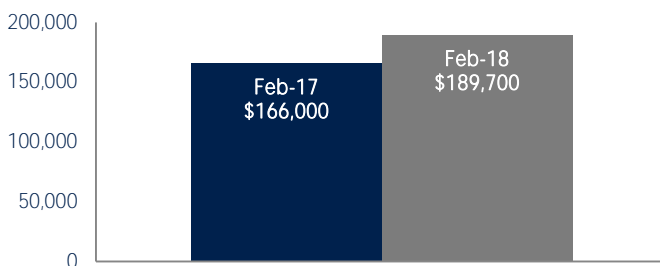
Active Inventory

Versus last year, the total number of homes available this month is lower by 211 units or 33%. The total number of active inventory this February was 419 compared to 630 in February 2017. This month's total of 419 is higher than the previous month's total supply of available inventory of 402, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Adams County Homes was \$166,000. This February, the median sale price was \$189,700, an increase of \$23,700 compared to last year. The current median sold price is higher than in January.

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

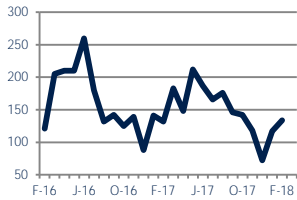


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

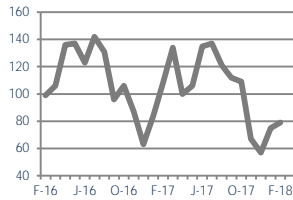
134



Up 2%
Vs. Year Ago

Current Contracts

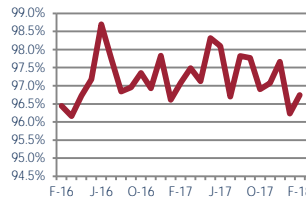
79



Down -27%
Vs. Year Ago

Sold Vs. List Price

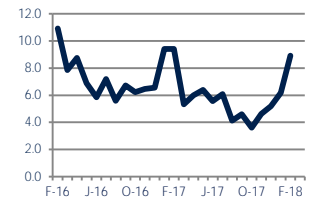
96.7%



No Change
Vs. Year Ago

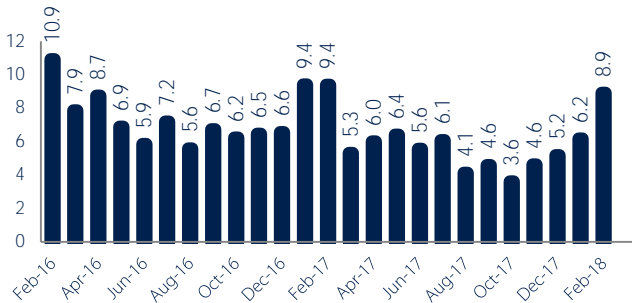
Months of Supply

8.9



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

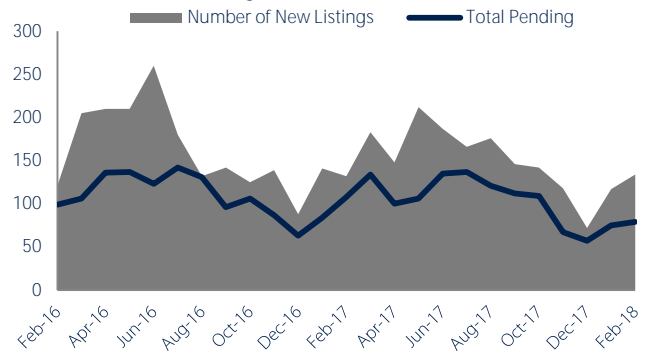
In February, there was 8.9 months of supply available in Adams County, compared to 9.4 in February 2017. That is a decrease of 5% versus a year ago.

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.

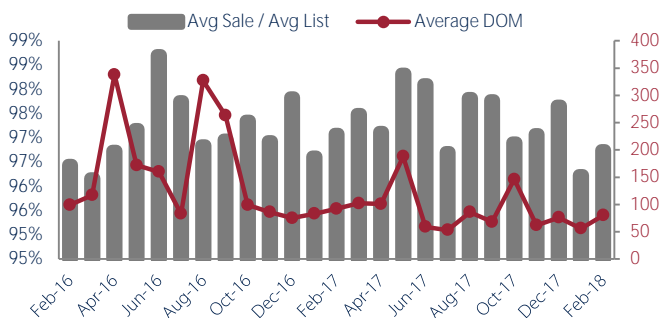
New Listings & Current Contracts

This month there were 134 homes newly listed for sale in Adams County compared to 132 in February 2017, an increase of 2%. There were 79 current contracts pending sale this February compared to 108 a year ago. The number of current contracts is 27% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Adams County was 96.7% 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 80, lower than the average last year, which was 92, a decrease of 13%.



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