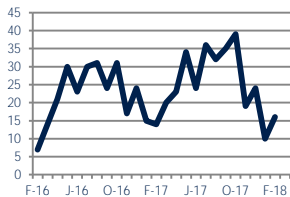




Units Sold

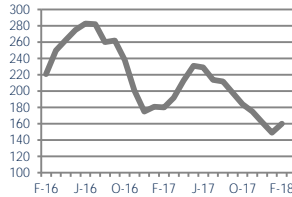
16



Up
Vs. Year Ago

Active Inventory

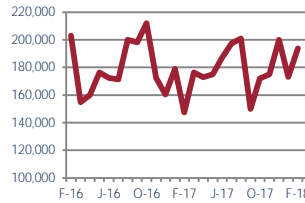
160



Down -11%
Vs. Year Ago

Median Sale Price

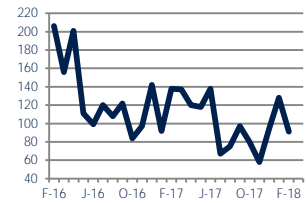
\$193,700



Up
Vs. Year Ago

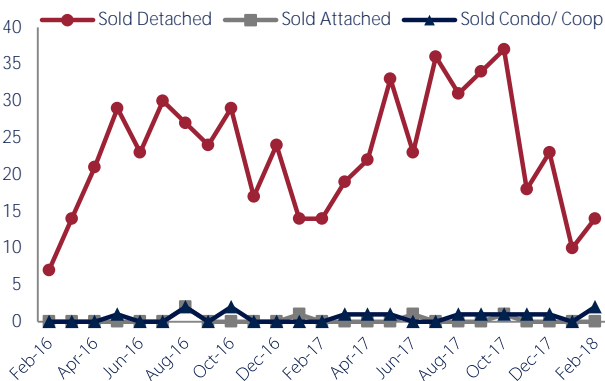
Days On Market

91



Down -34%
Vs. Year Ago

Units Sold*



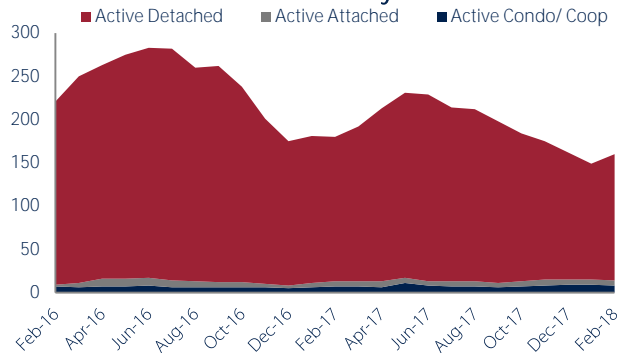
Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 16 sold this month in Westmoreland County. This month's total units sold was higher than at this time last year, an increase from February 2017.

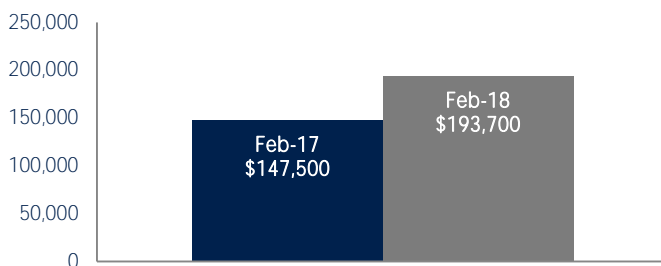
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 11%. The total number of active inventory this February was 160 compared to 180 in February 2017. This month's total of 160 is higher than the previous month's total supply of available inventory of 149, an increase of 7%.

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 February, the median sale price for Westmoreland County Homes was \$147,500. This February, the median sale price was \$193,700, an increase of \$46,200 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.



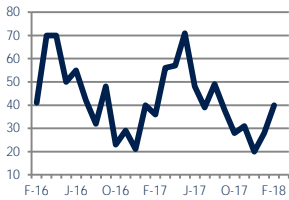
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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





New Listings

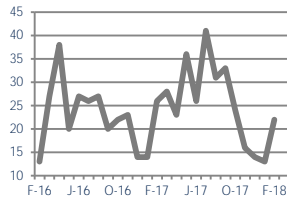
40



Up 11%
Vs. Year Ago

Current Contracts

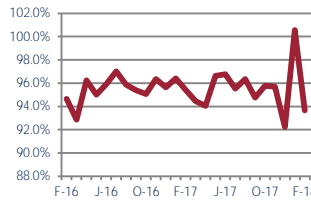
22



Down -15%
Vs. Year Ago

Sold Vs. List Price

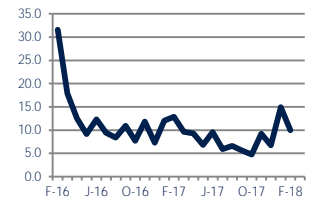
93.7%



Down -1.9%
Vs. Year Ago

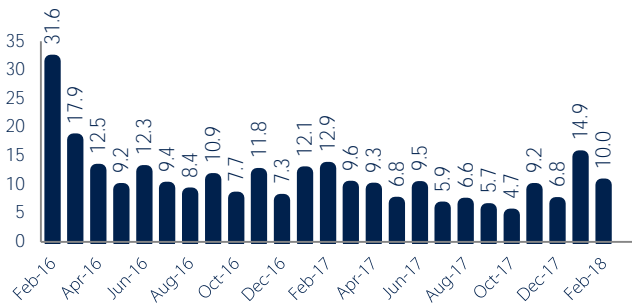
Months of Supply

10.0



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

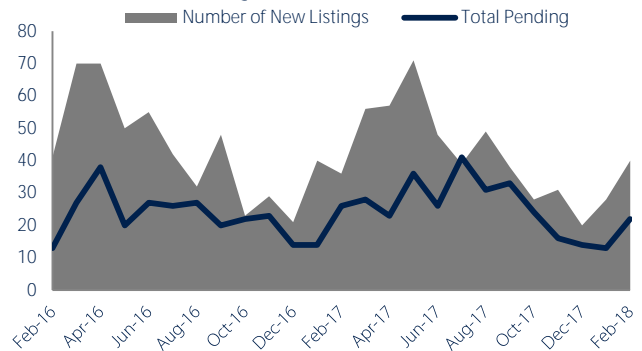
In February, there was 10.0 months of supply available in Westmoreland County, compared to 12.9 in February 2017. That is a decrease of 22% versus a year ago.

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.

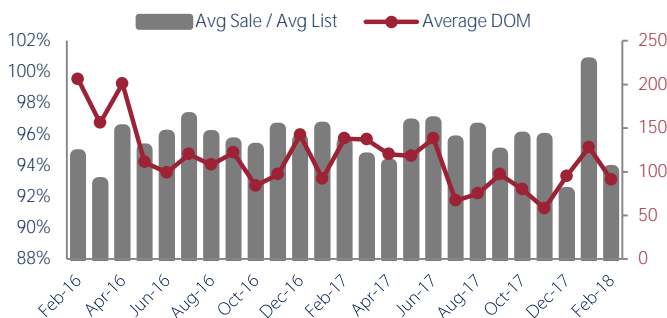
New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Westmoreland County compared to 36 in February 2017, an increase of 11%. There were 22 current contracts pending sale this February compared to 26 a year ago. The number of current contracts is 15% 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 Westmoreland County was 93.7% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 91, lower than the average last year, which was 138, a decrease of 34%.



*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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