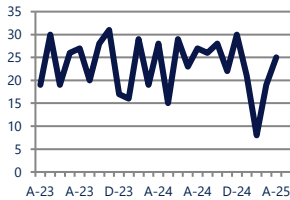


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MORGAN COUNTY HOUSING MARKET**

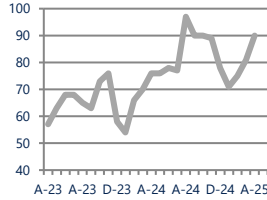
APRIL 2025

## Units Sold 25



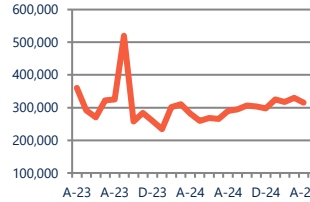
**Down -11%**  
Vs. Year Ago

## Active Inventory 90



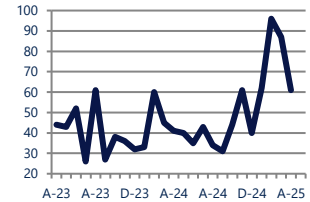
**Up 18%**  
Vs. Year Ago

## Median Sale Price \$315,000



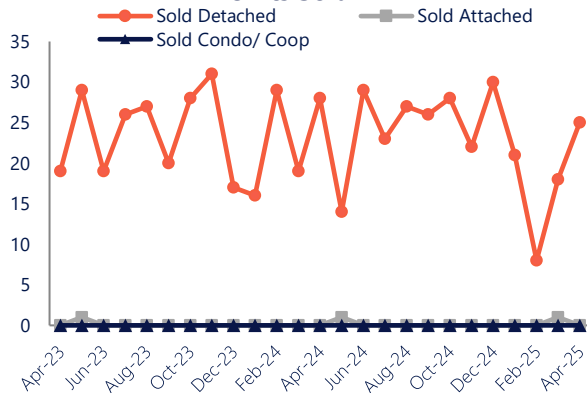
**Up 12%**  
Vs. Year Ago

## Days On Market 61



**Up 49%**  
Vs. Year Ago

### Units Sold\*



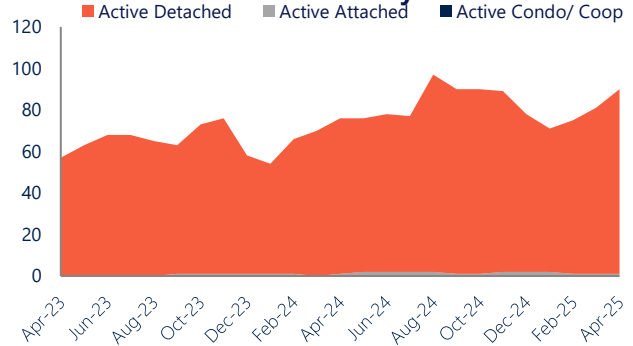
## Units Sold

There was an increase in total units sold in April, with 25 sold this month in Morgan County versus 19 last month, an increase of 32%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

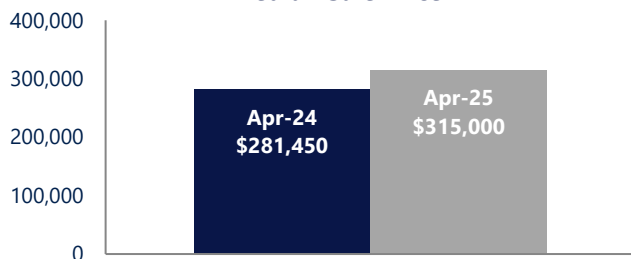
## Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 18%. The total number of active inventory this April was 90 compared to 76 in April 2024. This month's total of 90 is higher than the previous month's total supply of available inventory of 81, an increase of 11%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Morgan County Homes was \$281,450. This April, the median sale price was \$315,000, an increase of 12% or \$33,550 compared to last year. The current median sold price is 5% lower 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.

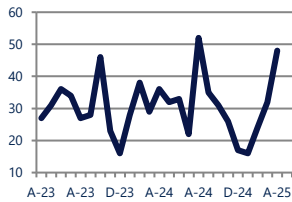
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MORGAN COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

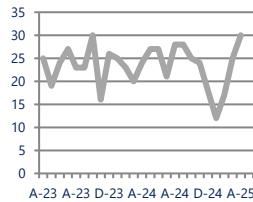
48



**Up 33%**  
Vs. Year Ago

## Current Contracts

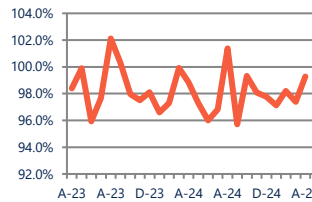
30



**Up 25%**  
Vs. Year Ago

## Sold Vs. List Price

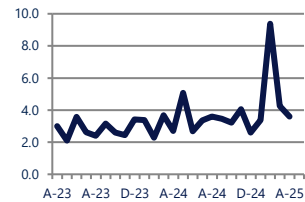
99.3%



**No Change**  
Vs. Year Ago

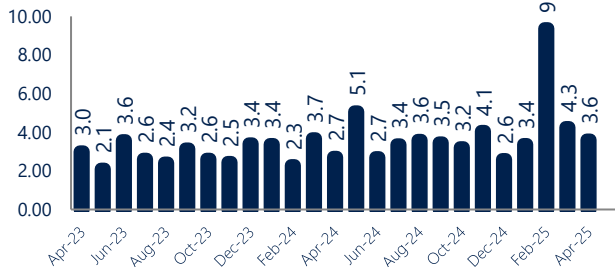
## Months of Supply

3.6



**Up 33%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

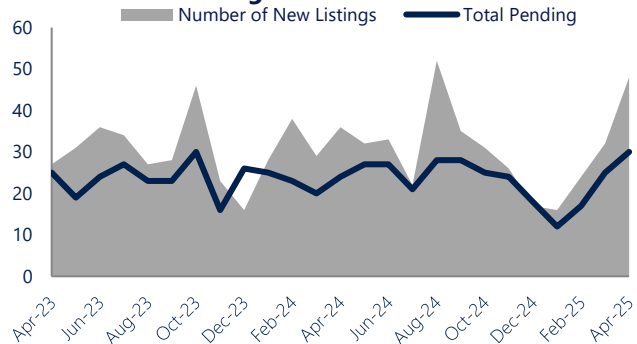
In April, there was 3.6 months of supply available in Morgan County, compared to 2.7 in April 2024. That is an increase of 33% versus a year ago.

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.

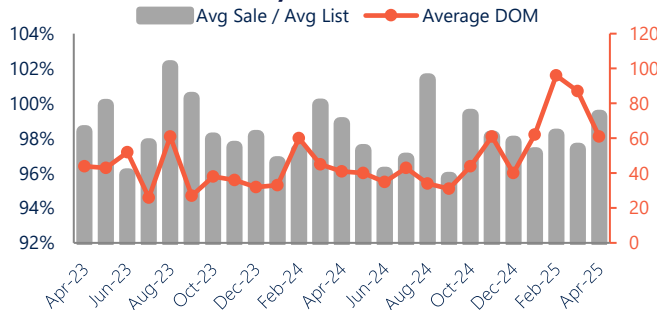
## New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Morgan County compared to 36 in April 2024, an increase of 33%. There were 30 current contracts pending sale this April compared to 24 a year ago. The number of current contracts is 25% 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 Morgan County was 99.3% 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 61, higher than the average last year, which was 41, an increase of 49%.