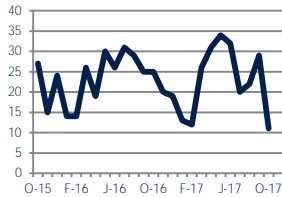




Units Sold

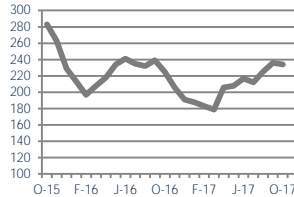
11



Down
Vs. Year Ago

Active Inventory

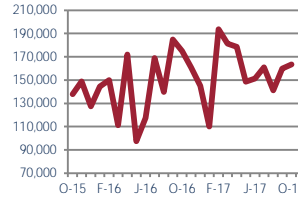
234



Up 4%
Vs. Year Ago

Median Sale Price

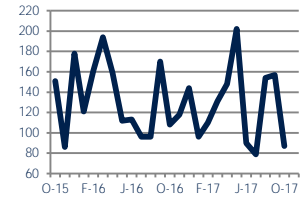
\$163,500



Down -7%
Vs. Year Ago

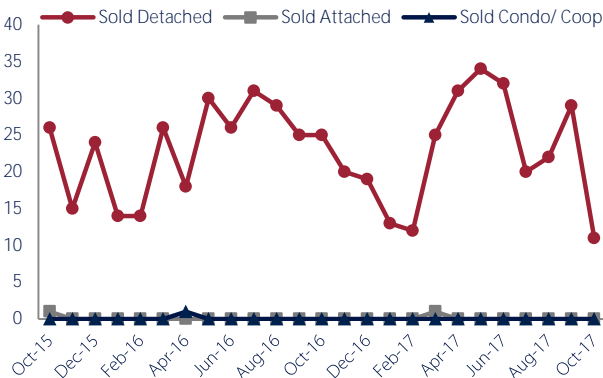
Days On Market

87



Down -19%
Vs. Year Ago

Units Sold*



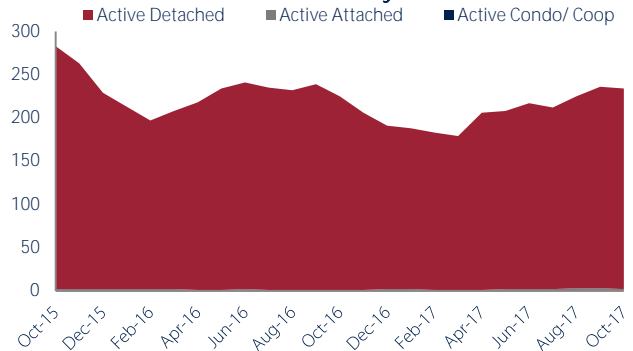
Units Sold

With relatively few transactions, there was a decrease in total units sold in October, with 11 sold this month in Morgan County. This month's total units sold was lower than at this time last year, a decrease from October 2016.

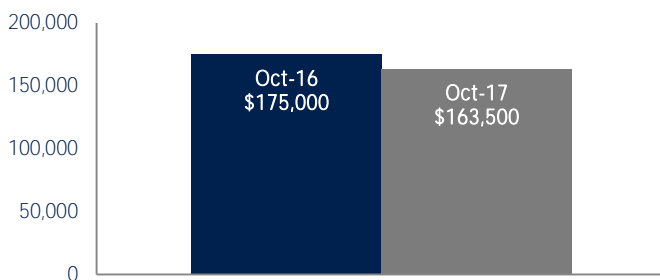
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 4%. The total number of active inventory this October was 234 compared to 225 in October 2016. This month's total of 234 is lower than the previous month's total supply of available inventory of 236, a decrease of 1%.

Active Inventory*



Median Sale Price



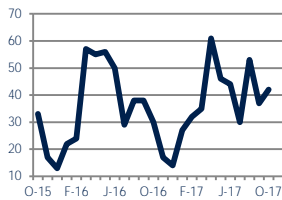
Median Sale Price

Last October, the median sale price for Morgan County Homes was \$175,000. This October, the median sale price was \$163,500, a decrease of 7% or \$11,500 compared to last year. The current median sold price is 2% higher than in September.

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

New Listings

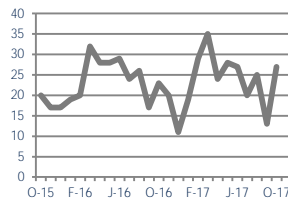
42



Up 40%
Vs. Year Ago

Current Contracts

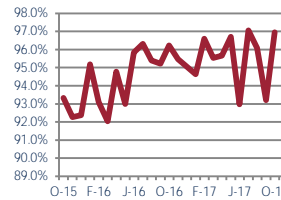
27



Up 17%
Vs. Year Ago

Sold Vs. List Price

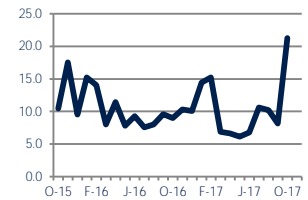
97.0%



Up 0.7%
Vs. Year Ago

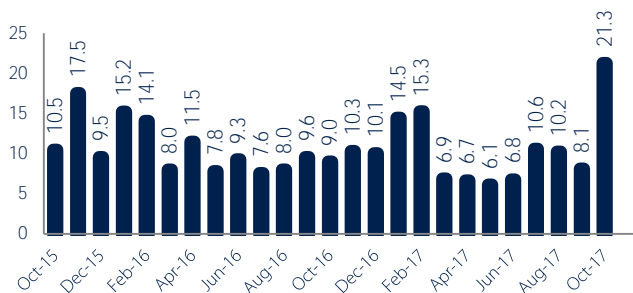
Months of Supply

21.3



Up
Vs. Year Ago

Months Of Supply



Months of Supply

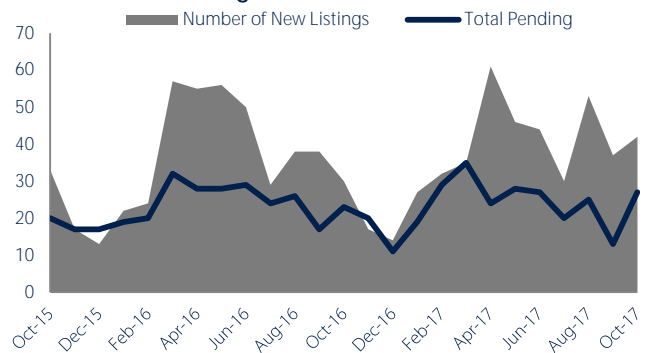
In October, there was 21.3 months of supply available in Morgan County, compared to 9.0 in October 2016. That is an increase versus a year ago.

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.

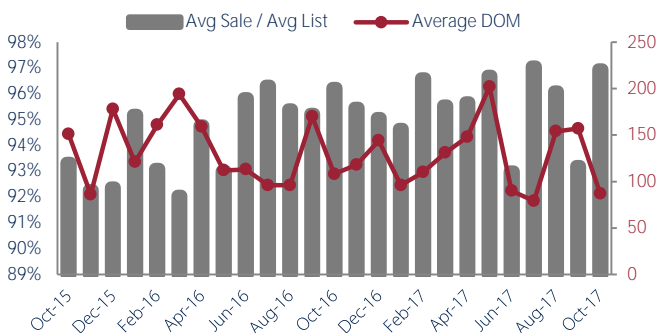
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Morgan County compared to 30 in October 2016, an increase of 40%. There were 27 current contracts pending sale this October compared to 23 a year ago. The number of current contracts is 17% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Morgan County was 97.0% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 87, lower than the average last year, which was 108, a decrease of 19%.