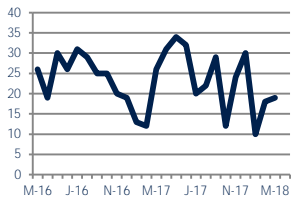




Units Sold

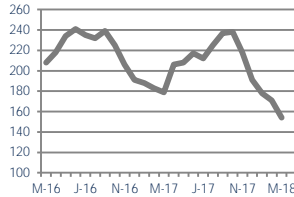
19



Down -27%
Vs. Year Ago

Active Inventory

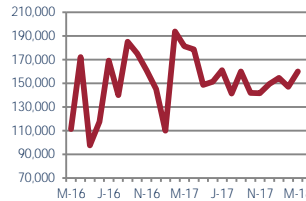
154



Down -14%
Vs. Year Ago

Median Sale Price

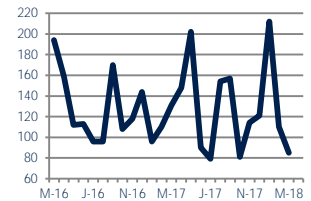
\$160,000



Down -12%
Vs. Year Ago

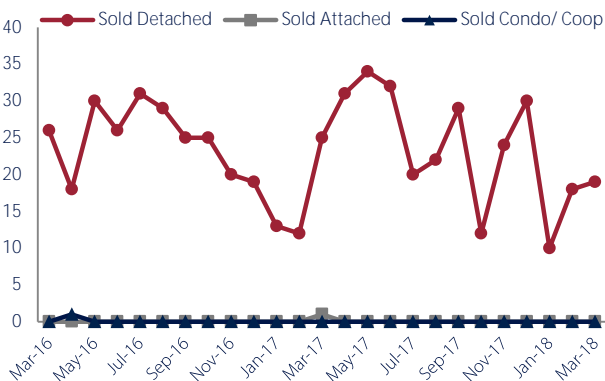
Days On Market

85



Down -35%
Vs. Year Ago

Units Sold*



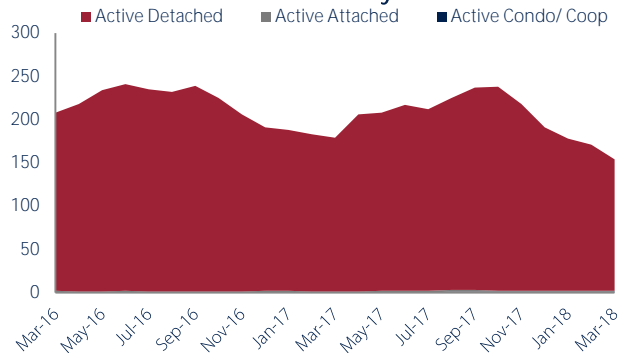
Units Sold

There was an increase in total units sold in March, with 19 sold this month in Morgan County versus 18 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 27% versus March 2017.

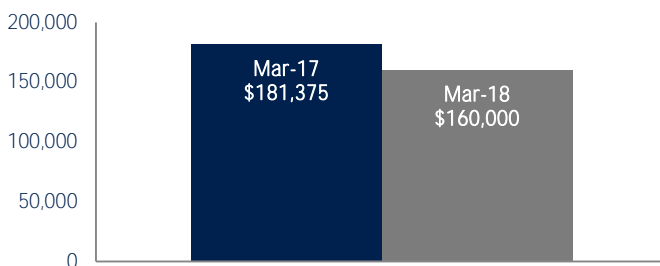
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 14%. The total number of active inventory this March was 154 compared to 179 in March 2017. This month's total of 154 is lower than the previous month's total supply of available inventory of 171, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Morgan County Homes was \$181,375. This March, the median sale price was \$160,000, a decrease of 12% or \$21,375 compared to last year. The current median sold price is 9% higher than in February.

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

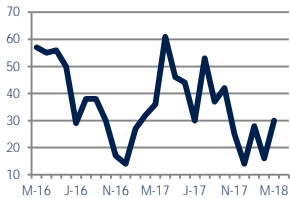


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

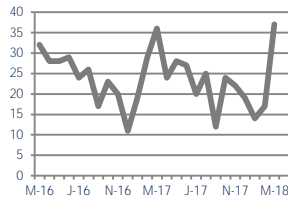
30



Down -17%
Vs. Year Ago

Current Contracts

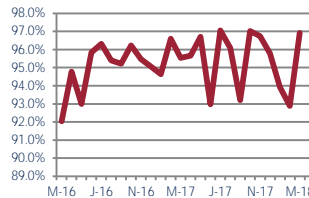
37



Up 3%
Vs. Year Ago

Sold Vs. List Price

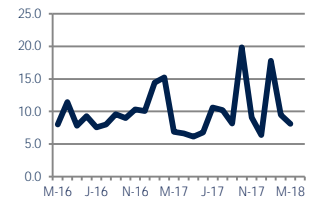
96.9%



Up 1.4%
Vs. Year Ago

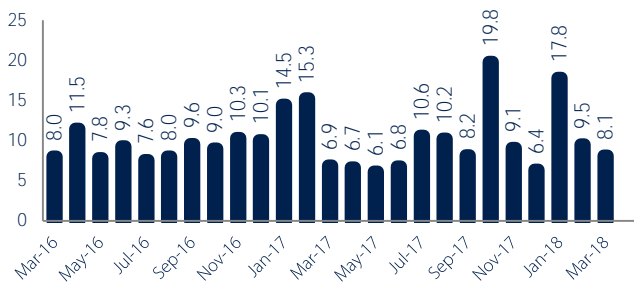
Months of Supply

8.1



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

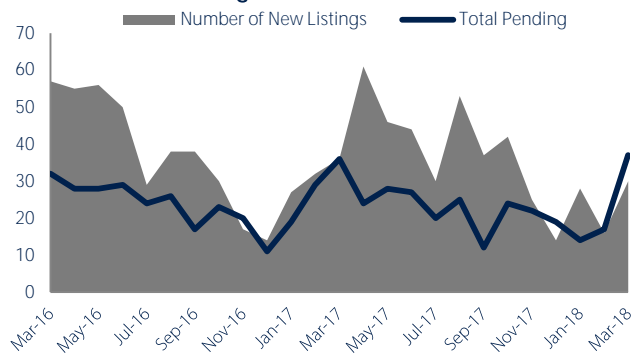
In March, there was 8.1 months of supply available in Morgan County, compared to 6.9 in March 2017. That is an increase of 18% versus a year ago.

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.

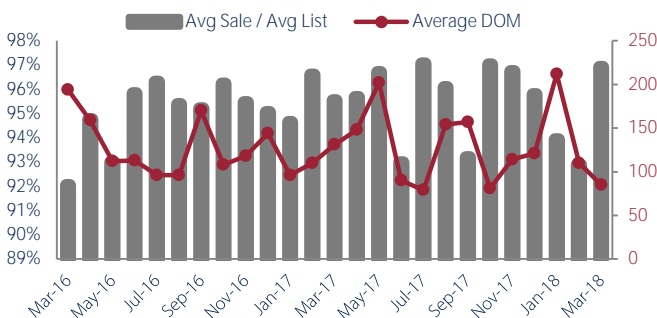
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Morgan County compared to 36 in March 2017, a decrease of 17%. There were 37 current contracts pending sale this March compared to 36 a year ago. The number of current contracts is 3% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Morgan County was 96.9% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 85, lower than the average last year, which was 131, a decrease of 35%.



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