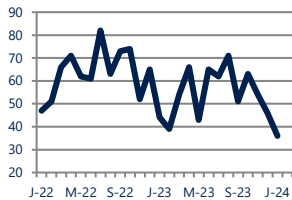


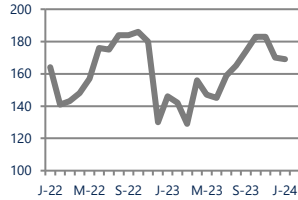


Units Sold 36



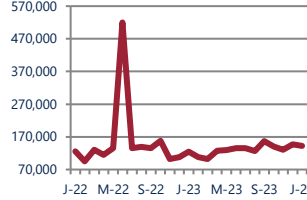
Down -18%
Vs. Year Ago

Active Inventory 169



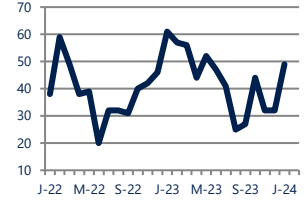
Up 16%
Vs. Year Ago

Median Sale Price \$142,050



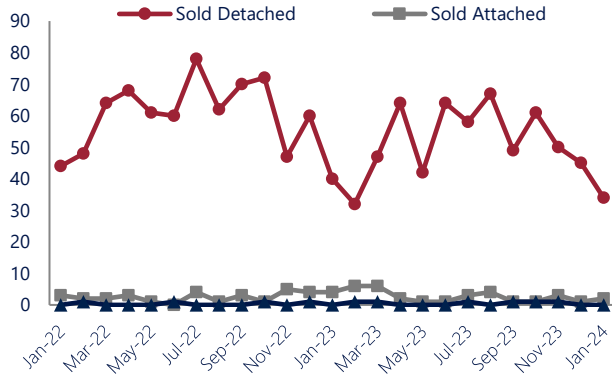
Up 14%
Vs. Year Ago

Days On Market 49



Down -20%
Vs. Year Ago

Units Sold*



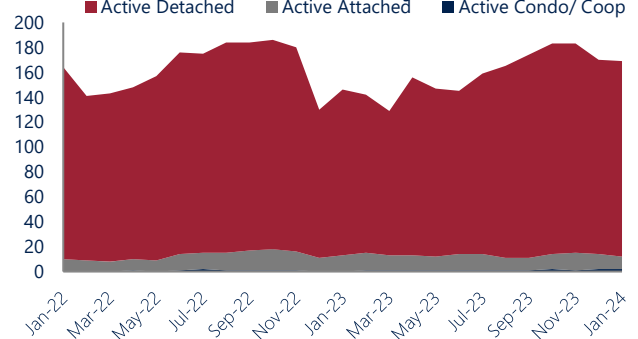
Units Sold

There was a decrease in total units sold in January, with 36 sold this month in Allegany County versus 46 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 18% versus January 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 16%. The total number of active inventory this January was 169 compared to 146 in January 2023. This month's total of 169 is lower than the previous month's total supply of available inventory of 170, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Allegany County Homes was \$124,500. This January, the median sale price was \$142,050, an increase of 14% or \$17,550 compared to last year. The current median sold price is 4% lower than in December.

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.

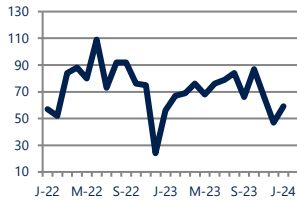


Focus On: Allegany County Housing Market

January 2024

New Listings

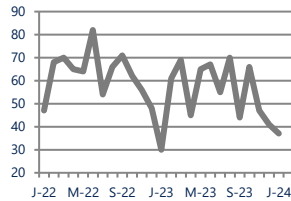
59



Up 5%
Vs. Year Ago

Current Contracts

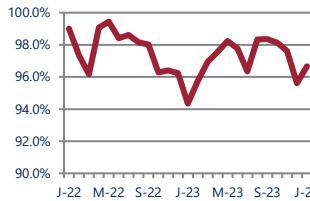
37



Up 23%
Vs. Year Ago

Sold Vs. List Price

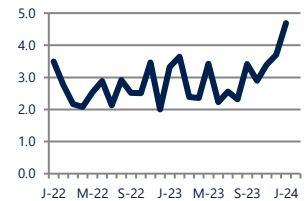
96.7%



Up 2.5%
Vs. Year Ago

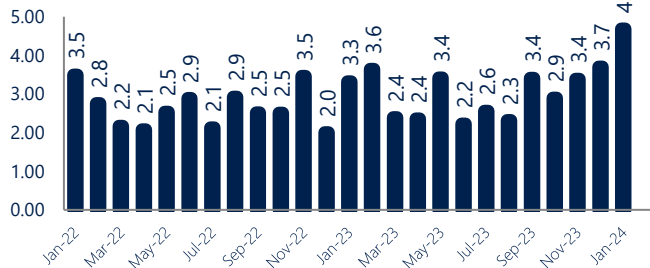
Months of Supply

4.7



Up 41%
Vs. Year Ago

Months Of Supply



Months of Supply

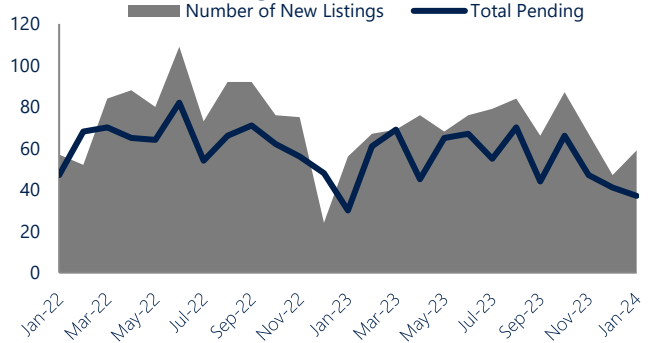
In January, there was 4.7 months of supply available in Allegany County, compared to 3.3 in January 2023. That is an increase of 41% versus a year ago.

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.

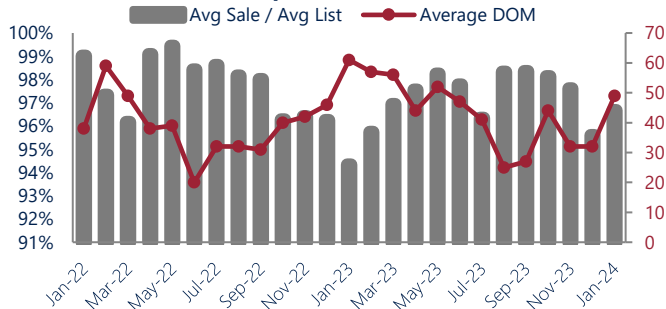
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Allegany County compared to 56 in January 2023, an increase of 5%. There were 37 current contracts pending sale this January compared to 30 a year ago. The number of current contracts is 23% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Allegany County was 96.7% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 61, a decrease of 20%.