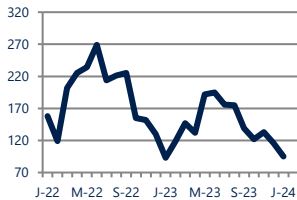


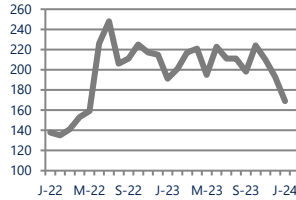


Units Sold 95



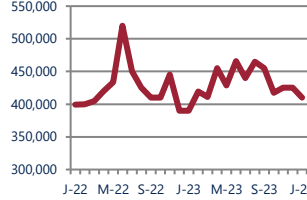
Up 2%
Vs. Year Ago

Active Inventory 169



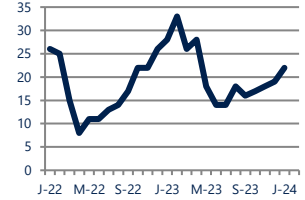
Down -12%
Vs. Year Ago

Median Sale Price \$410,000



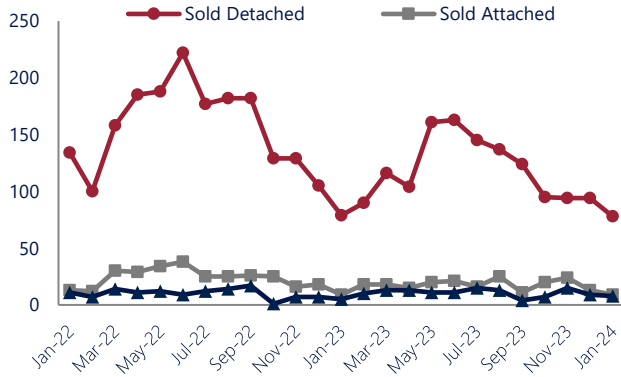
Up 5%
Vs. Year Ago

Days On Market 22



Down -21%
Vs. Year Ago

Units Sold*



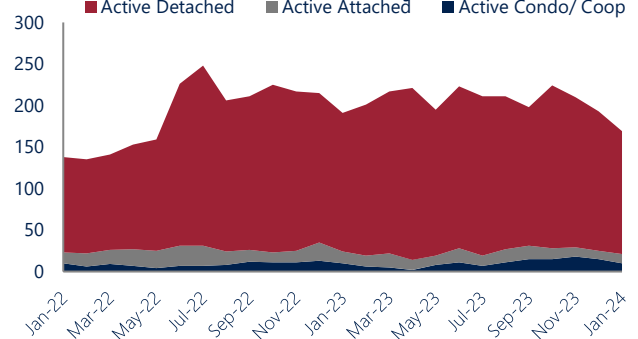
Units Sold

There was a decrease in total units sold in January, with 95 sold this month in Carroll County versus 116 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 2% versus January 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 12%. The total number of active inventory this January was 169 compared to 191 in January 2023. This month's total of 169 is lower than the previous month's total supply of available inventory of 193, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Carroll County Homes was \$390,000. This January, the median sale price was \$410,000, an increase of 5% or \$20,000 compared to last year. The current median sold price is 4% lower than in December.

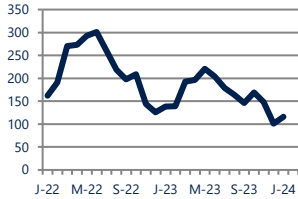
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*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.



New Listings

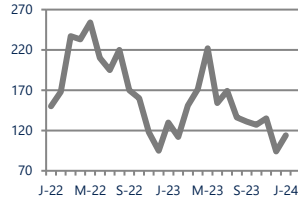
116



Down -16%
Vs. Year Ago

Current Contracts

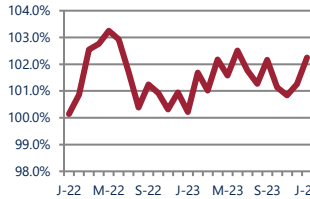
114



Down -12%
Vs. Year Ago

Sold Vs. List Price

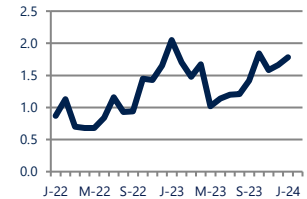
102.3%



Up 2%
Vs. Year Ago

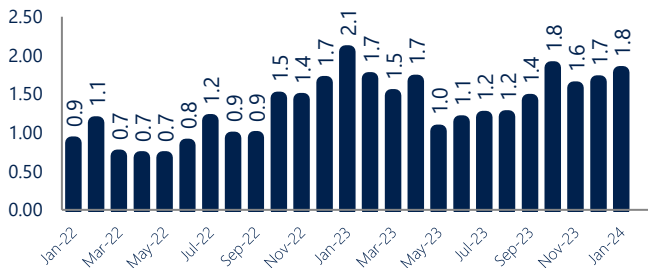
Months of Supply

1.8



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

In January, there was 1.8 months of supply available in Carroll County, compared to 2.1 in January 2023. That is a decrease of 13% versus a year ago.

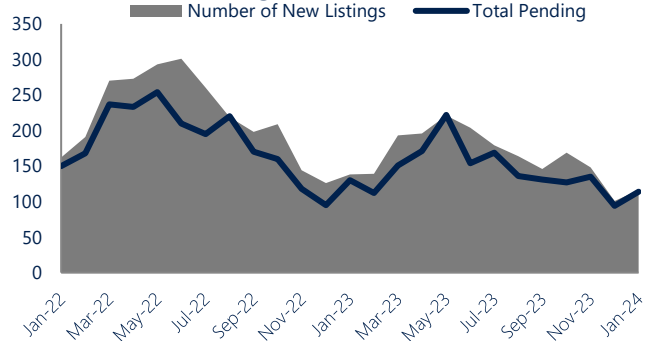
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

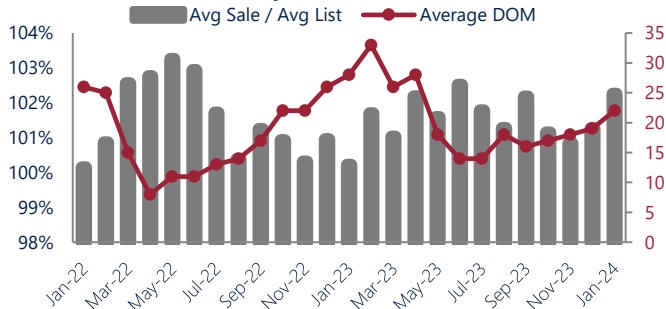
This month there were 116 homes newly listed for sale in Carroll County compared to 138 in January 2023, a decrease of 16%.

There were 114 current contracts pending sale this January compared to 130 a year ago. The number of current contracts is 12% lower 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 Carroll County was 102.3% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 28, a decrease of 21%.