



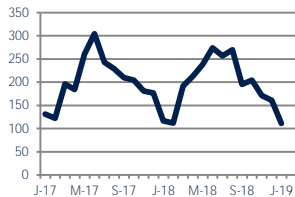
# The Long & Foster Market Minute™

Focus On: Carroll County Housing Market

January 2019

## Units Sold

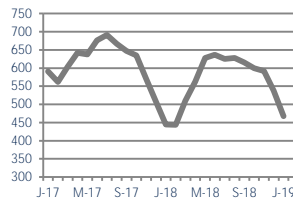
111



Down -5%  
Vs. Year Ago

## Active Inventory

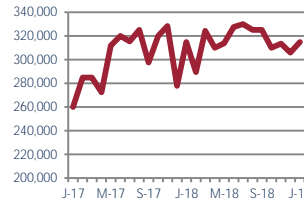
468



Up 5%  
Vs. Year Ago

## Median Sale Price

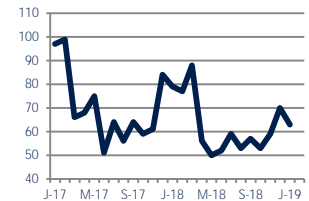
\$315,000



No Change  
Vs. Year Ago

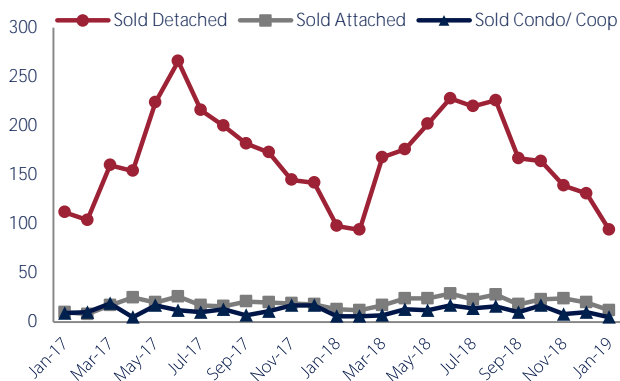
## Days On Market

63



Down -20%  
Vs. Year Ago

## Units Sold\*



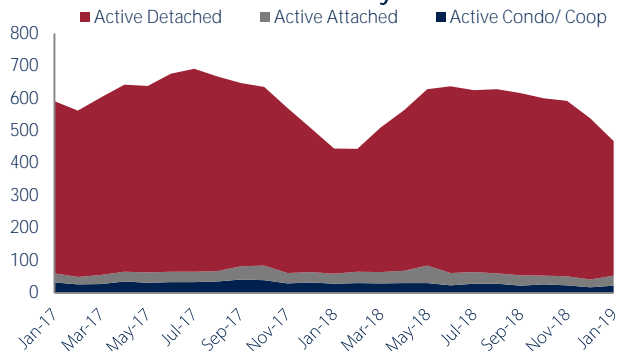
## Units Sold

There was a decrease in total units sold in January, with 111 sold this month in Carroll County versus 161 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 5% versus January 2018.

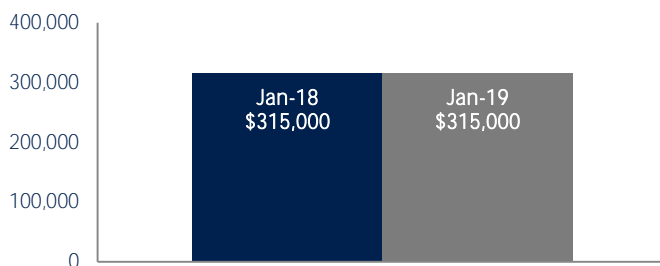
## Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 5%. The total number of active inventory this January was 468 compared to 445 in January 2018. This month's total of 468 is lower than the previous month's total supply of available inventory of 538, a decrease of 13%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Carroll County Homes was \$315,000. This January, the median sale price was \$315,000, which is similar compared to a year ago. The current median sold price is 3% higher 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.

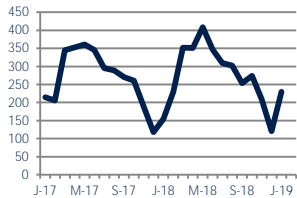


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

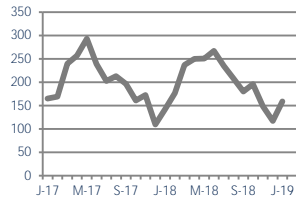
230



Up 49%  
Vs. Year Ago

### Current Contracts

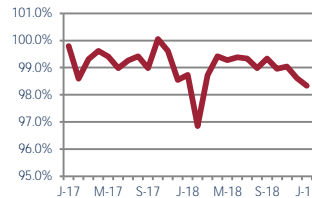
159



Up 12%  
Vs. Year Ago

### Sold Vs. List Price

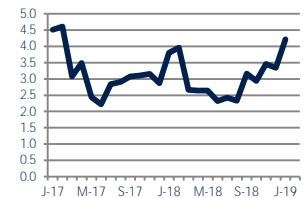
98.3%



No Change  
Vs. Year Ago

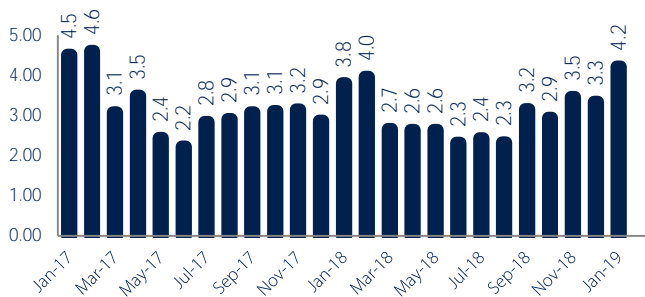
### Months of Supply

4.2



Up 11%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

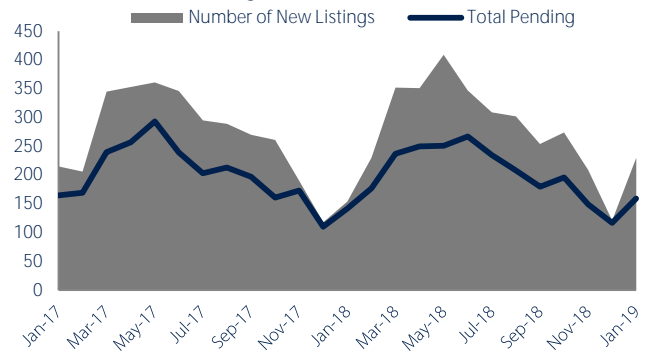
In January, there was 4.2 months of supply available in Carroll County, compared to 3.8 in January 2018. That is an increase of 11% versus a year ago.

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.

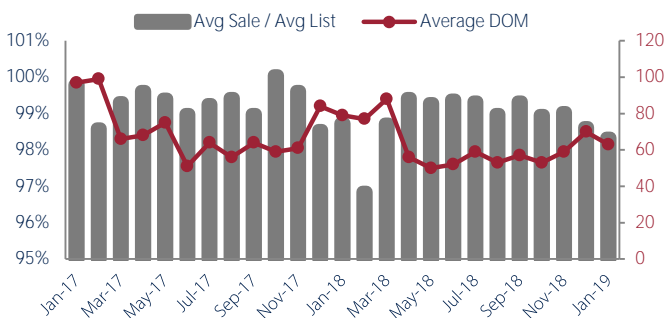
### New Listings & Current Contracts

This month there were 230 homes newly listed for sale in Carroll County compared to 154 in January 2018, an increase of 49%. There were 159 current contracts pending sale this January compared to 142 a year ago. The number of current contracts is 12% 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 Carroll County was 98.3% 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 63, lower than the average last year, which was 79, a decrease of 20%.



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