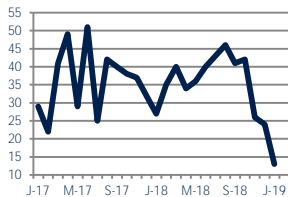


Units Sold

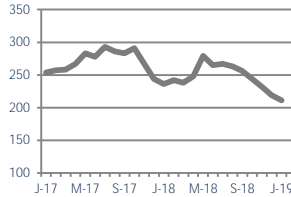
13



Down
Vs. Year Ago

Active Inventory

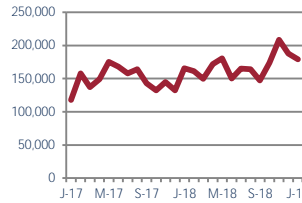
211



Down -11%
Vs. Year Ago

Median Sale Price

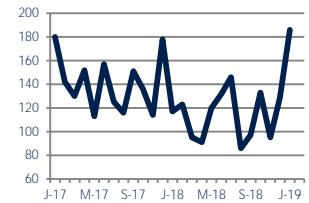
\$178,900



Up 8%
Vs. Year Ago

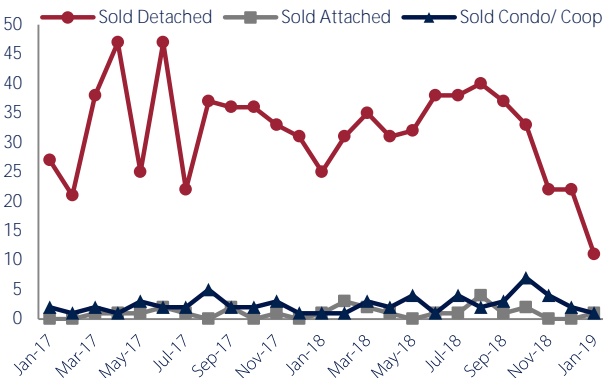
Days On Market

186



Up
Vs. Year Ago

Units Sold*



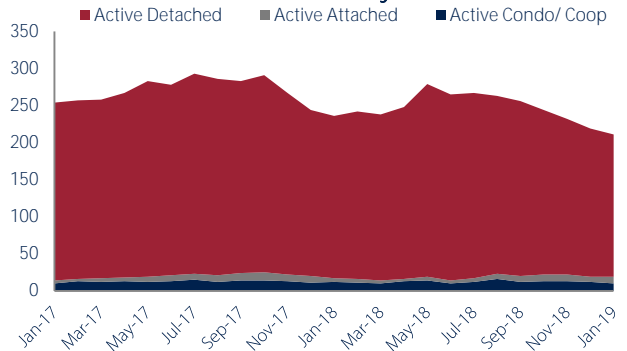
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 13 sold this month in Dorchester County. This month's total units sold was lower than at this time last year, a decrease from January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 11%. The total number of active inventory this January was 211 compared to 236 in January 2018. This month's total of 211 is lower than the previous month's total supply of available inventory of 219, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Dorchester County Homes was \$165,750. This January, the median sale price was \$178,900, an increase of 8% or \$13,150 compared to last year. The current median sold price is 5% 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.



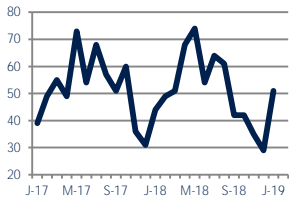
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

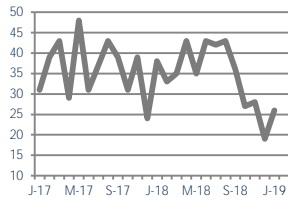
51



Up 16%
Vs. Year Ago

Current Contracts

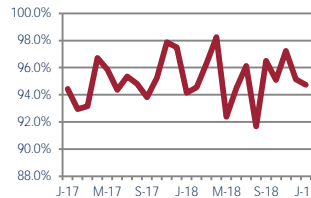
26



Down -32%
Vs. Year Ago

Sold Vs. List Price

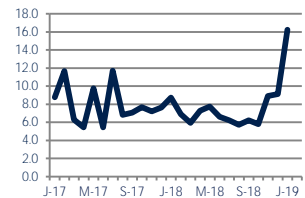
94.7%



Up 0.6%
Vs. Year Ago

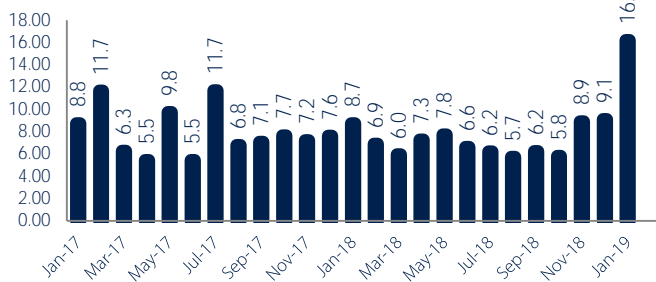
Months of Supply

16.2



Up
Vs. Year Ago

Months Of Supply



Months of Supply

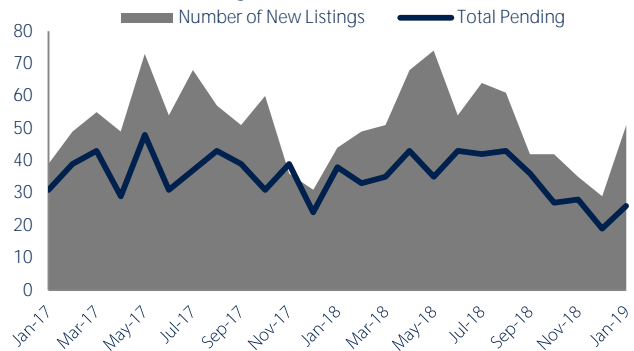
In January, there was 16.2 months of supply available in Dorchester County, compared to 8.7 in January 2018. That is an increase versus a year ago.

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.

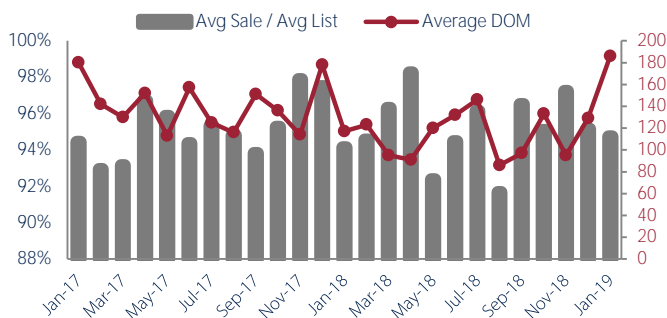
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Dorchester County compared to 44 in January 2018, an increase of 16%. There were 26 current contracts pending sale this January compared to 38 a year ago. The number of current contracts is 32% 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 Dorchester County was 94.7% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 186, higher than the average last year, which was 117. This increase was impacted by the limited number of sales.



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