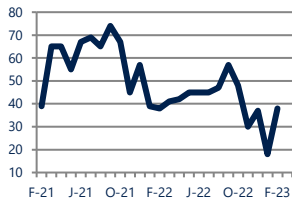


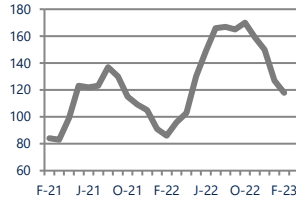


Units Sold 38



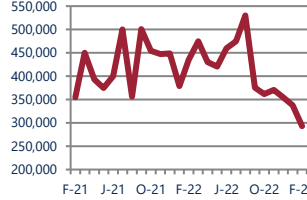
No Change
Vs. Year Ago

Active Inventory 118



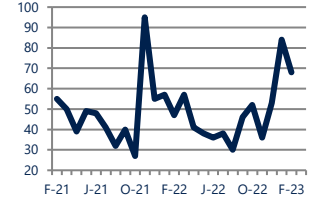
Up 37%
Vs. Year Ago

Median Sale Price \$292,950



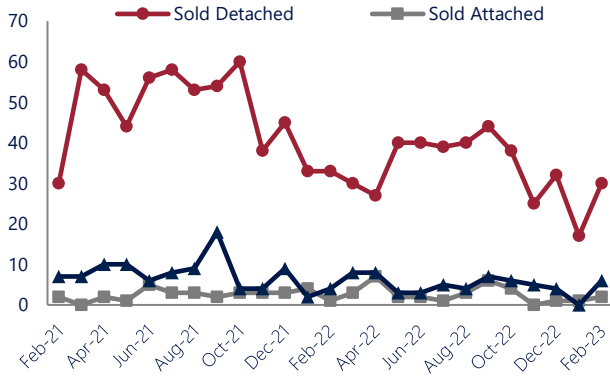
Down
Vs. Year Ago

Days On Market 68



Up 45%
Vs. Year Ago

Units Sold*



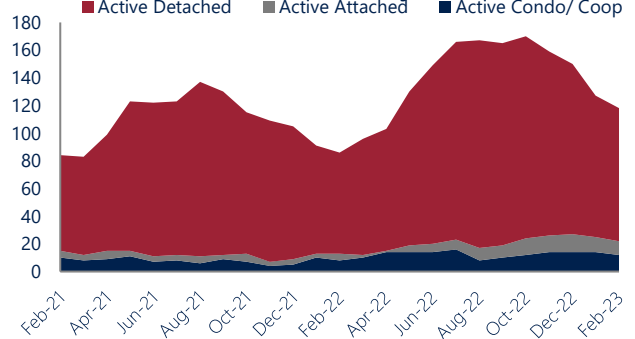
Units Sold

There was an increase in total units sold in February, with 38 sold this month in Garrett County, an increase of 111%. This month's total units sold is similar compared to a year ago.

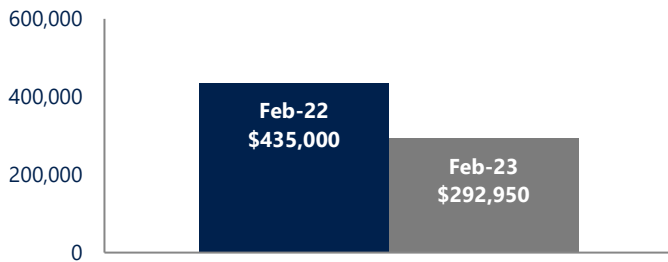
Active Inventory

Versus last year, the total number of homes available this month is higher by 32 units or 37%. The total number of active inventory this February was 118 compared to 86 in February 2022. This month's total of 118 is lower than the previous month's total supply of available inventory of 127, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Garrett County Homes was \$435,000. This February, the median sale price was \$292,950, a decrease of \$142,050 compared to last year. The current median sold price is lower than in January. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



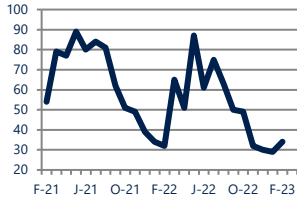
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

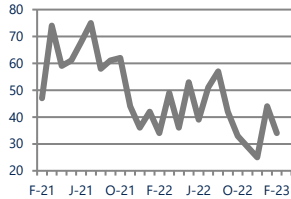
34



Up 6%
Vs. Year Ago

Current Contracts

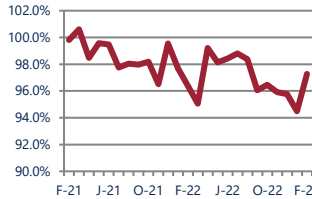
34



No Change
Vs. Year Ago

Sold Vs. List Price

97.3%



Up 0.9%
Vs. Year Ago

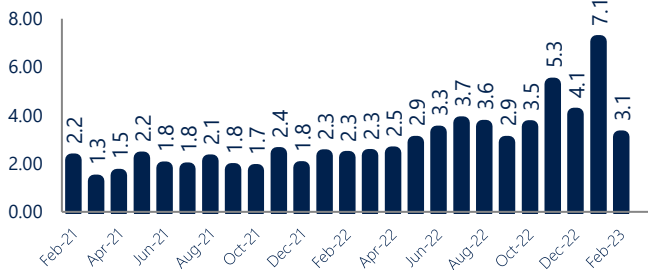
Months of Supply

3.1



Up 38%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Garrett County compared to 32 in February 2022, an increase of 6%.

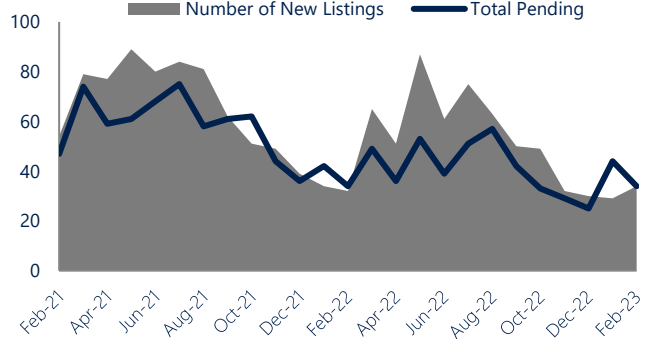
There were 34 current contracts pending sale this February, consistent with the volume a year ago. The number of current contracts is 23% lower than last month.

Months of Supply

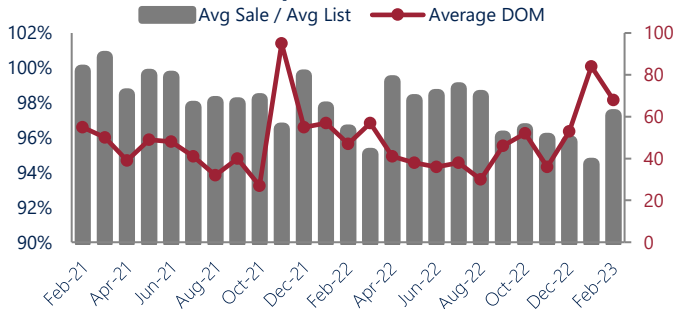
In February, there was 3.1 months of supply available in Garrett County, compared to 2.3 in February 2022. That is an increase of 37% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Garrett County was 97.3% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 68, higher than the average last year, which was 47, an increase of 45%.



*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.

