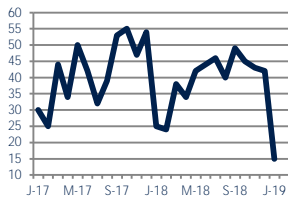


Units Sold

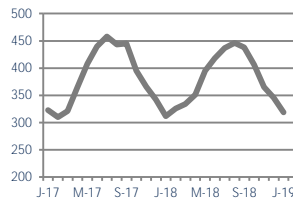
15



Down
Vs. Year Ago

Active Inventory

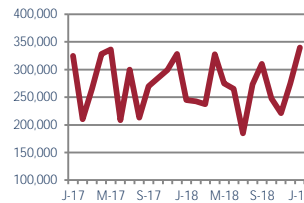
319



Up 2%
Vs. Year Ago

Median Sale Price

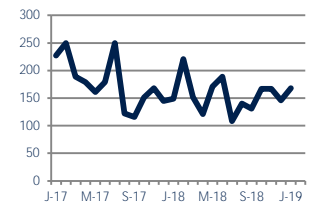
\$340,000



Up
Vs. Year Ago

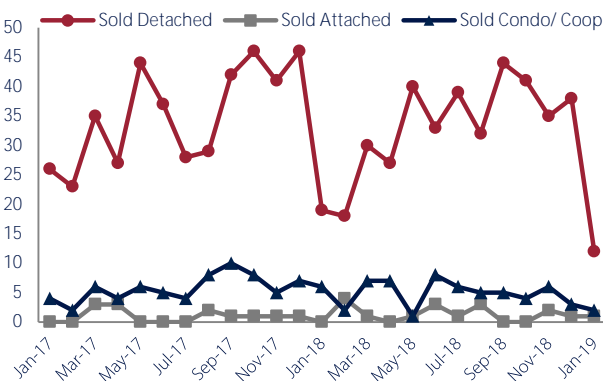
Days On Market

168



Up 13%
Vs. Year Ago

Units Sold*



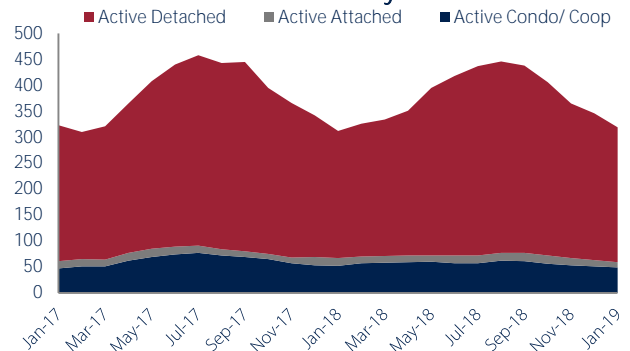
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 15 sold this month in Garrett County. This month's total units sold was lower than at this time last year, a decrease from January 2018.

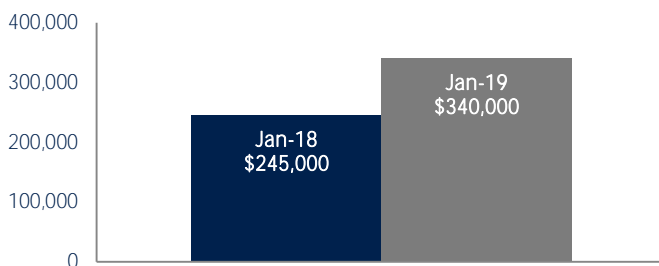
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 2%. The total number of active inventory this January was 319 compared to 312 in January 2018. This month's total of 319 is lower than the previous month's total supply of available inventory of 346, a decrease of 8%.

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 January, the median sale price for Garrett County Homes was \$245,000. This January, the median sale price was \$340,000, an increase of \$95,000 compared to last year. The current median sold price is 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.



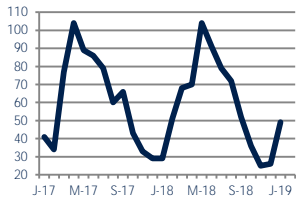
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

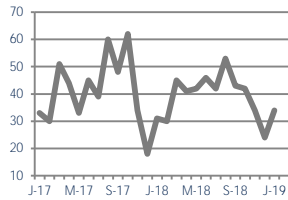
49



Up 69%
Vs. Year Ago

Current Contracts

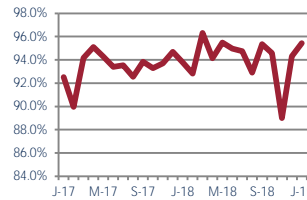
34



Up 10%
Vs. Year Ago

Sold Vs. List Price

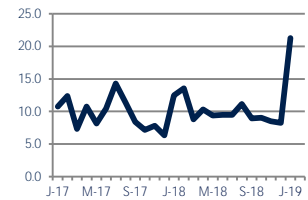
95.4%



Up 1.8%
Vs. Year Ago

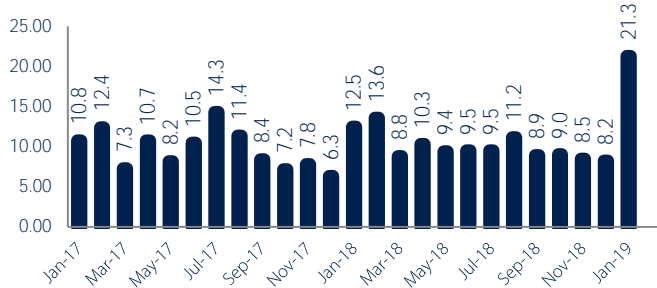
Months of Supply

21.3



Up
Vs. Year Ago

Months Of Supply



Months of Supply

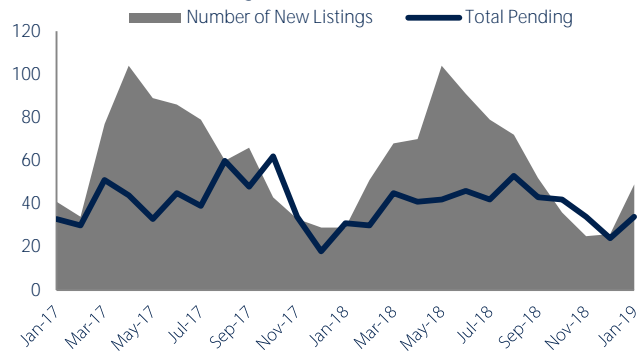
In January, there was 21.3 months of supply available in Garrett County, compared to 12.5 in January 2018. That is an increase versus a year ago.

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.

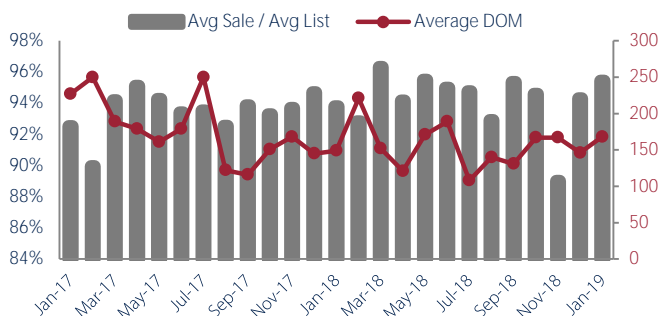
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Garrett County compared to 29 in January 2018, an increase of 69%. There were 34 current contracts pending sale this January compared to 31 a year ago. The number of current contracts is 10% 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 Garrett County was 95.4% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 168, higher than the average last year, which was 149, an increase of 13%.



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