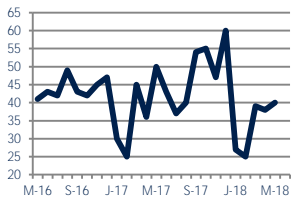




Units Sold

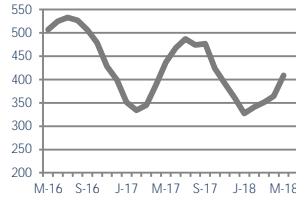
40



Down -20%  
Vs. Year Ago

Active Inventory

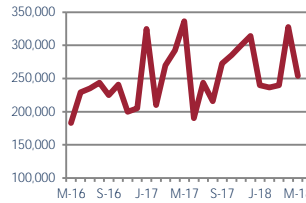
409



Down -6%  
Vs. Year Ago

Median Sale Price

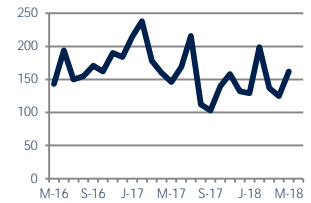
\$254,000



Down -25%  
Vs. Year Ago

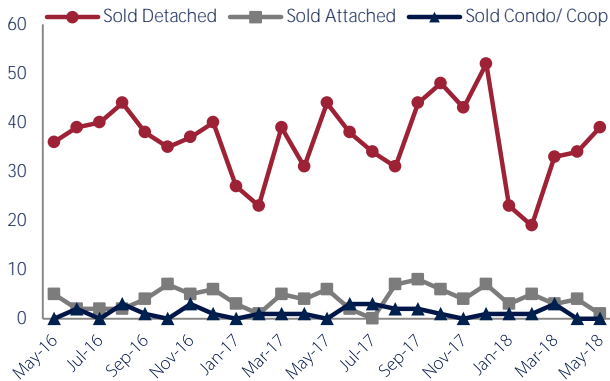
Days On Market

162



Up 11%  
Vs. Year Ago

Units Sold\*



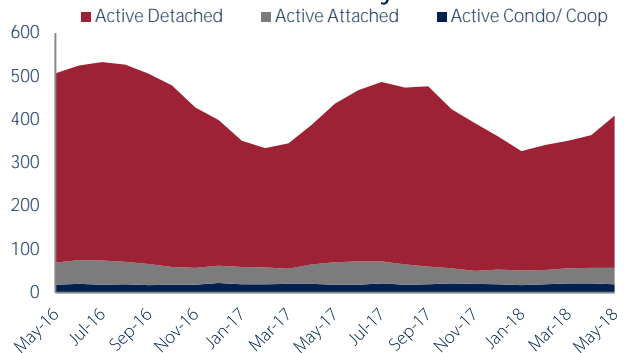
Units Sold

There was an increase in total units sold in May, with 40 sold this month in Garrett County versus 38 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 20% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 6%. The total number of active inventory this May was 409 compared to 437 in May 2017. This month's total of 409 is higher than the previous month's total supply of available inventory of 364, an increase of 12%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last May, the median sale price for Garrett County Homes was \$336,450. This May, the median sale price was \$254,000, a decrease of 25% or \$82,450 compared to last year. The current median sold price is 22% lower than in April.

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



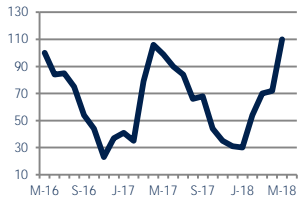
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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





### New Listings

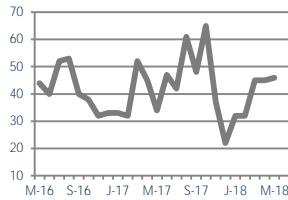
110



Up 11%  
Vs. Year Ago

### Current Contracts

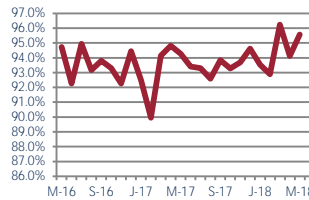
46



Up 35%  
Vs. Year Ago

### Sold Vs. List Price

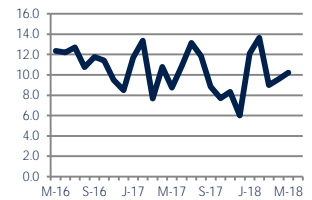
95.6%



Up 1.4%  
Vs. Year Ago

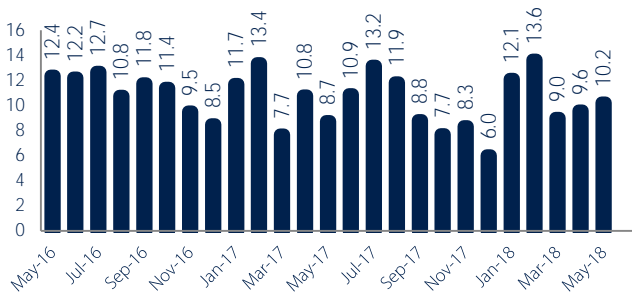
### Months of Supply

10.2



Up 17%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

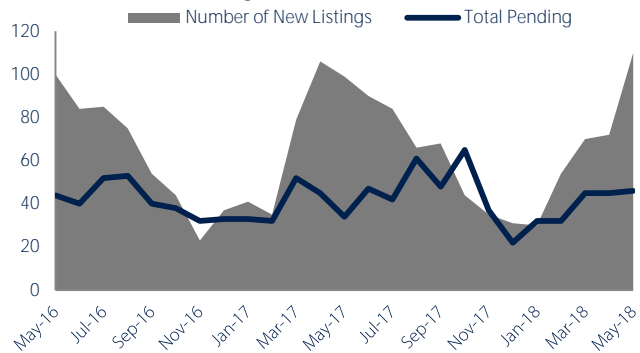
In May, there was 10.2 months of supply available in Garrett County, compared to 8.7 in May 2017. That is an increase of 17% versus a year ago.

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.

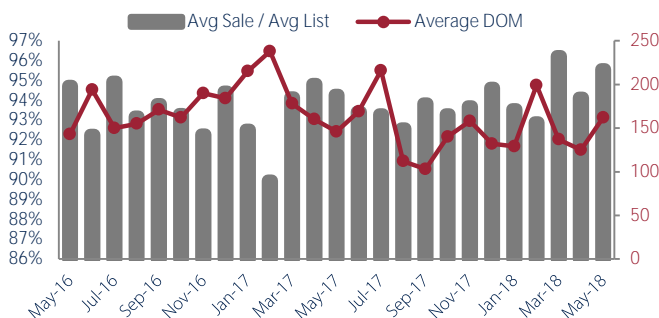
### New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Garrett County compared to 99 in May 2017, an increase of 11%. There were 46 current contracts pending sale this May compared to 34 a year ago. The number of current contracts is 35% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Garrett County was 95.6% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 162, higher than the average last year, which was 146, an increase of 11%.



\*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.

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