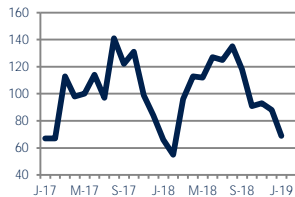


Units Sold

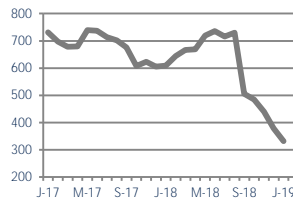
69



Up 5%
Vs. Year Ago

Active Inventory

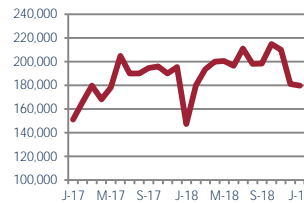
332



Down -45%
Vs. Year Ago

Median Sale Price

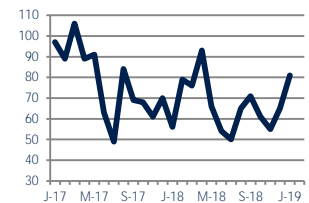
\$179,900



Up 22%
Vs. Year Ago

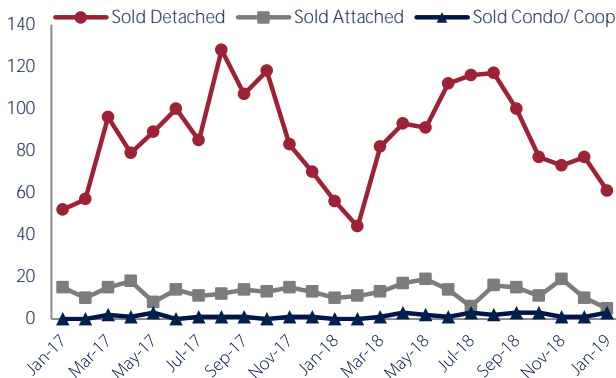
Days On Market

81



Up 45%
Vs. Year Ago

Units Sold*



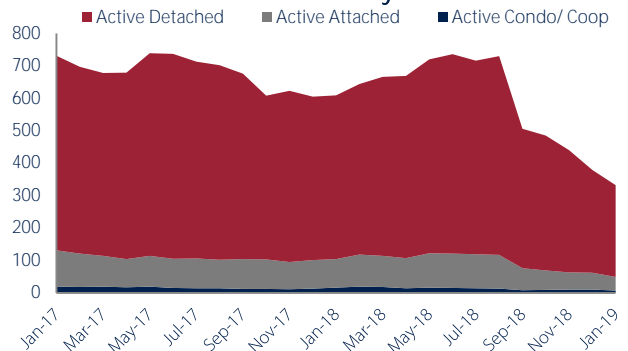
Units Sold

There was a decrease in total units sold in January, with 69 sold this month in Adams County versus 88 last month, a decrease of 22%. This month's total units sold was higher than at this time last year, an increase of 5% versus January 2018.

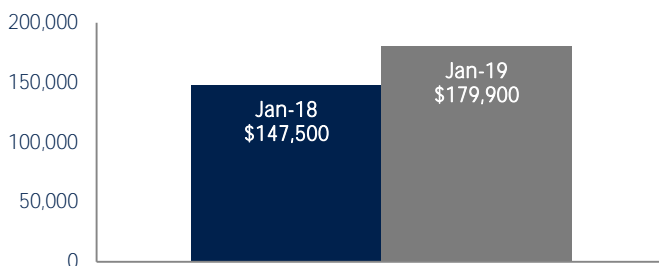
Active Inventory

Versus last year, the total number of homes available this month is lower by 277 units or 45%. The total number of active inventory this January was 332 compared to 609 in January 2018. This month's total of 332 is lower than the previous month's total supply of available inventory of 379, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Adams County Homes was \$147,500. This January, the median sale price was \$179,900, an increase of 22% or \$32,400 compared to last year. The current median sold price is 1% 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.

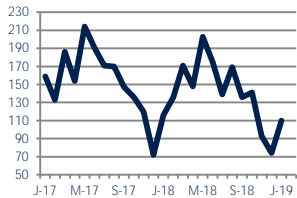


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

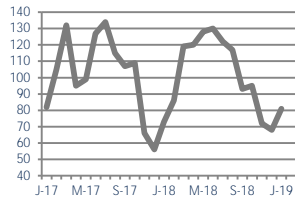
110



Down -5%
Vs. Year Ago

Current Contracts

81



Up 11%
Vs. Year Ago

Sold Vs. List Price

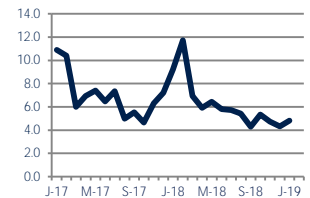
97.5%



Up 1.2%
Vs. Year Ago

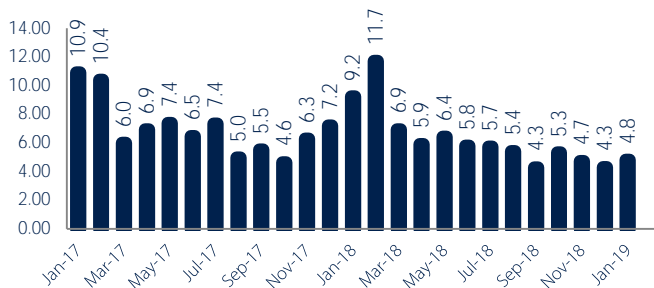
Months of Supply

4.8



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

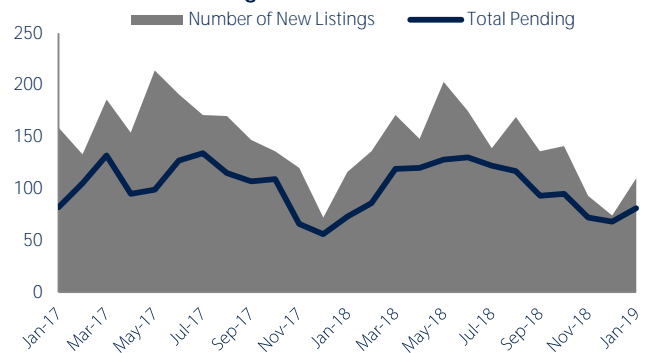
In January, there was 4.8 months of supply available in Adams County, compared to 9.2 in January 2018. That is a decrease of 48% versus a year ago.

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.

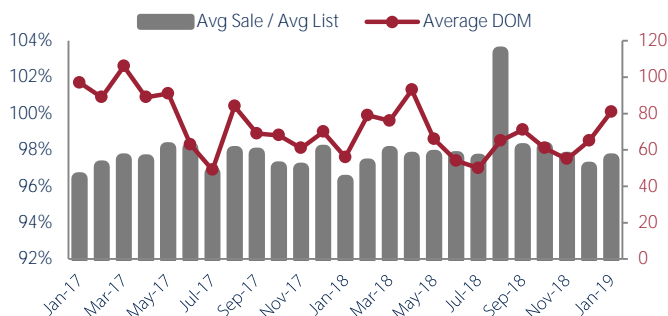
New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Adams County compared to 116 in January 2018, a decrease of 5%. There were 81 current contracts pending sale this January compared to 73 a year ago. The number of current contracts is 11% 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 Adams County was 97.5% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 81, higher than the average last year, which was 56, an increase of 45%.



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