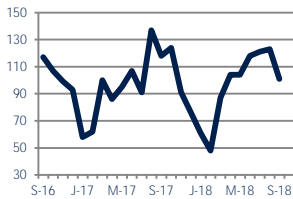
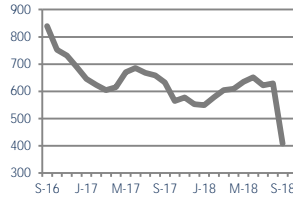


Units Sold 101



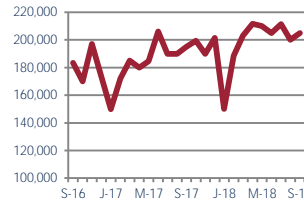
Down -14%
Vs. Year Ago

Active Inventory 408



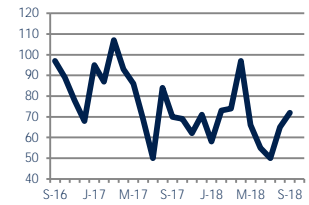
Down -36%
Vs. Year Ago

Median Sale Price \$205,000



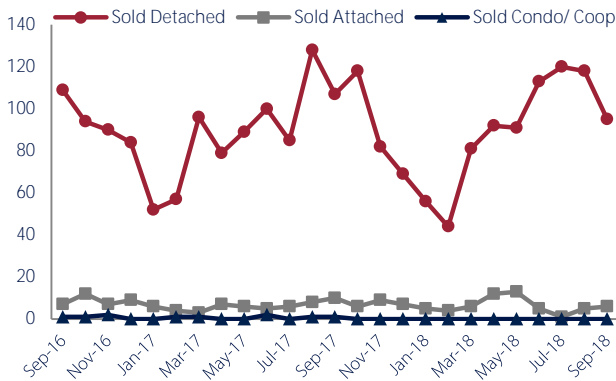
Up 5%
Vs. Year Ago

Days On Market 72



Up 3%
Vs. Year Ago

Units Sold*



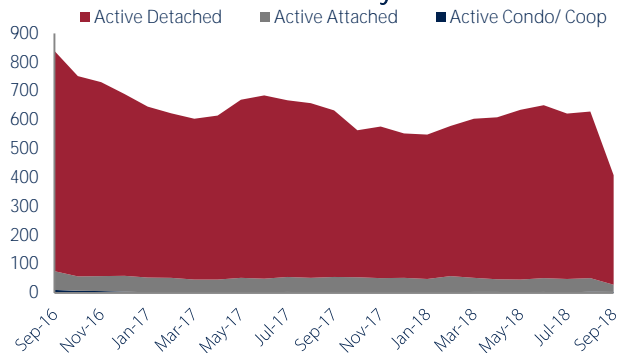
Units Sold

There was a decrease in total units sold in September, with 101 sold this month in Adams County versus 123 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 14% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 225 units or 36%. The total number of active inventory this September was 408 compared to 633 in September 2017. This month's total of 408 is lower than the previous month's total supply of available inventory of 629, a decrease of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Adams County Homes was \$195,000. This September, the median sale price was \$205,000, an increase of 5% or \$10,000 compared to last year. The current median sold price is 3% higher than in August.

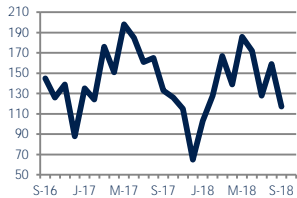
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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

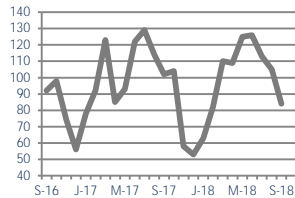
117



Down -12%
Vs. Year Ago

Current Contracts

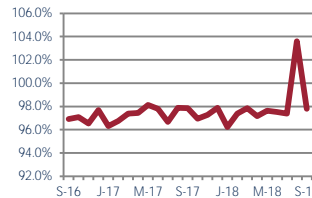
84



Down -18%
Vs. Year Ago

Sold Vs. List Price

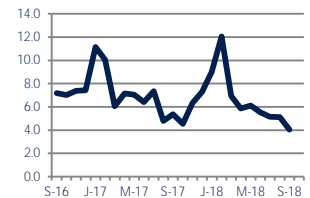
97.8%



No Change
Vs. Year Ago

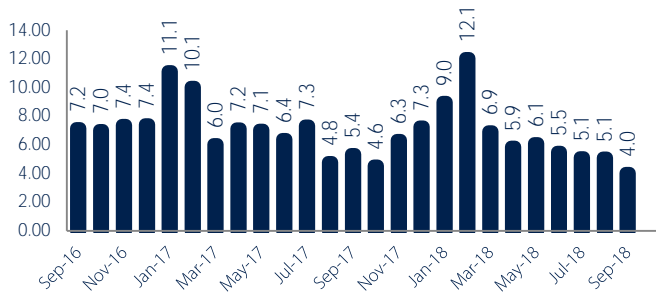
Months of Supply

4.0



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

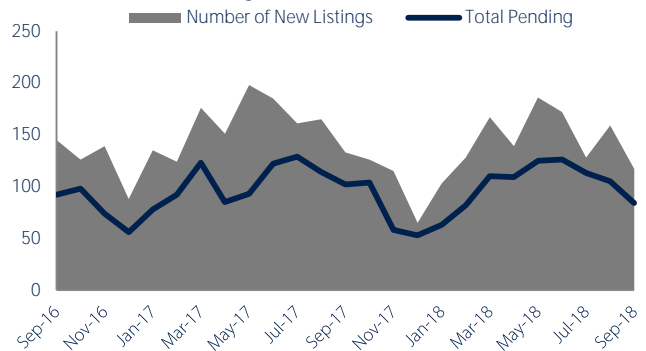
In September, there was 4.0 months of supply available in Adams County, compared to 5.4 in September 2017. That is a decrease of 25% versus a year ago.

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.

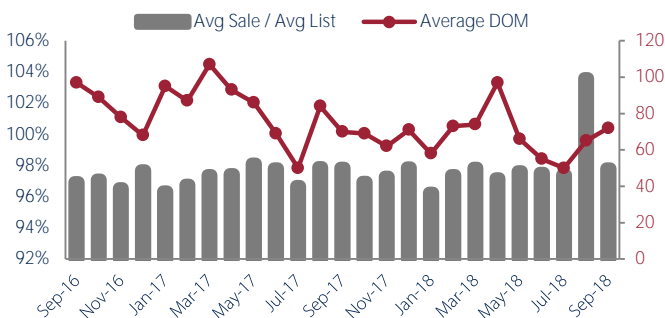
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Adams County compared to 133 in September 2017, a decrease of 12%. There were 84 current contracts pending sale this September compared to 102 a year ago. The number of current contracts is 18% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Adams County was 97.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 72, higher than the average last year, which was 70, an increase of 3%.



*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.

