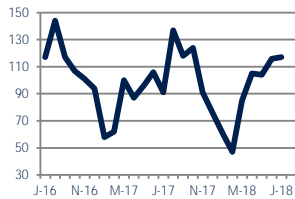


Units Sold

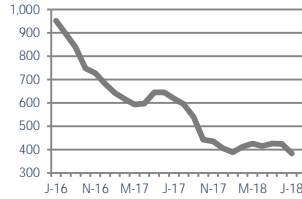
117



Up 29%
Vs. Year Ago

Active Inventory

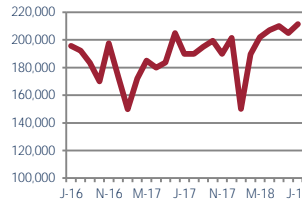
384



Down -38%
Vs. Year Ago

Median Sale Price

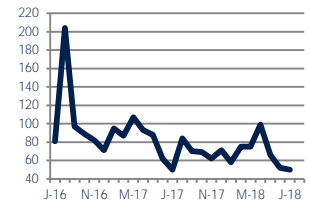
\$211,450



Up 11%
Vs. Year Ago

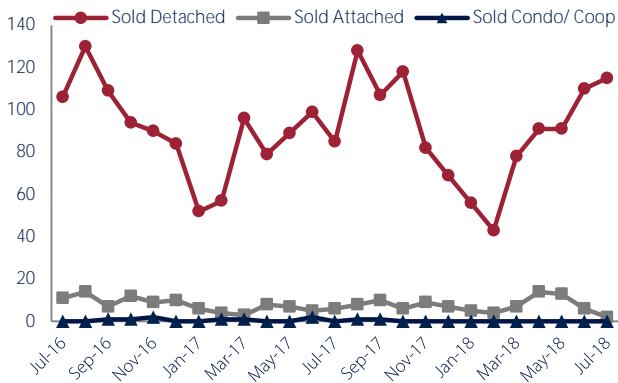
Days On Market

50



No Change
Vs. Year Ago

Units Sold*



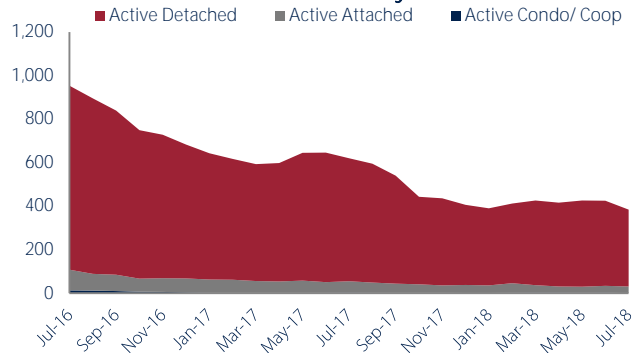
Units Sold

There was an increase in total units sold in July, with 117 sold this month in Adams County versus 116 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 29% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 236 units or 38%. The total number of active inventory this July was 384 compared to 620 in July 2017. This month's total of 384 is lower than the previous month's total supply of available inventory of 425, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Adams County Homes was \$190,000. This July, the median sale price was \$211,450, an increase of 11% or \$21,450 compared to last year. The current median sold price is 3% higher than in June.

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



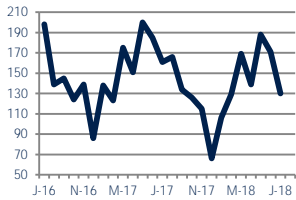
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

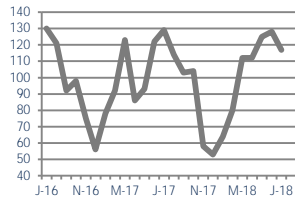
130



Down -19%
Vs. Year Ago

Current Contracts

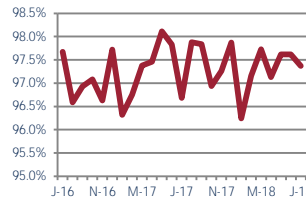
117



Down -9%
Vs. Year Ago

Sold Vs. List Price

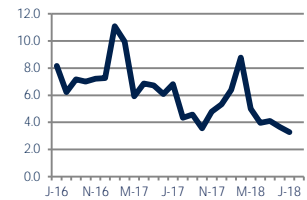
97.4%



Up 0.7%
Vs. Year Ago

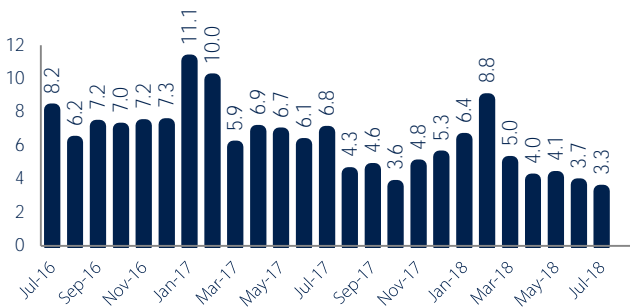
Months of Supply

3.3



Down -52%
Vs. Year Ago

Months Of Supply



Months of Supply

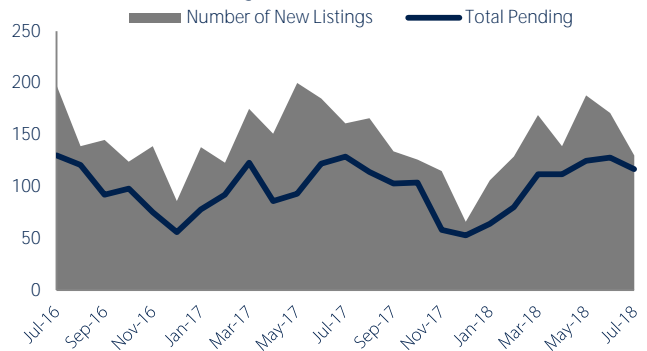
In July, there was 3.3 months of supply available in Adams County, compared to 6.8 in July 2017. That is a decrease of 52% versus a year ago.

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.

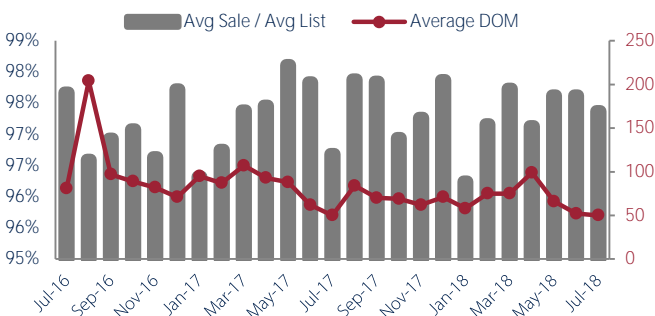
New Listings & Current Contracts

This month there were 130 homes newly listed for sale in Adams County compared to 161 in July 2017, a decrease of 19%. There were 117 current contracts pending sale this July compared to 129 a year ago. The number of current contracts is 9% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Adams County was 97.4% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 50, which is similar compared to a year ago.



*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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