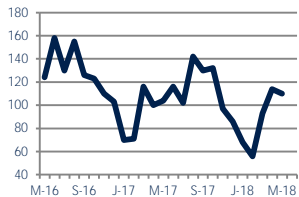




Units Sold

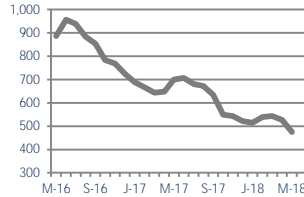
110



Up 6%
Vs. Year Ago

Active Inventory

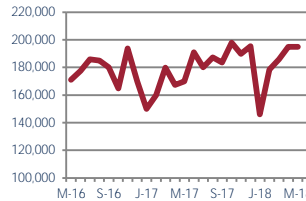
475



Down -32%
Vs. Year Ago

Median Sale Price

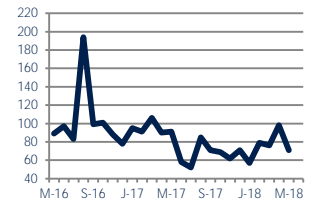
\$195,000



Up 15%
Vs. Year Ago

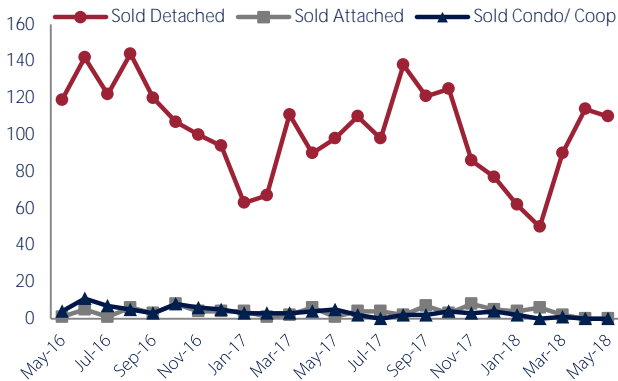
Days On Market

71



Down -22%
Vs. Year Ago

Units Sold*



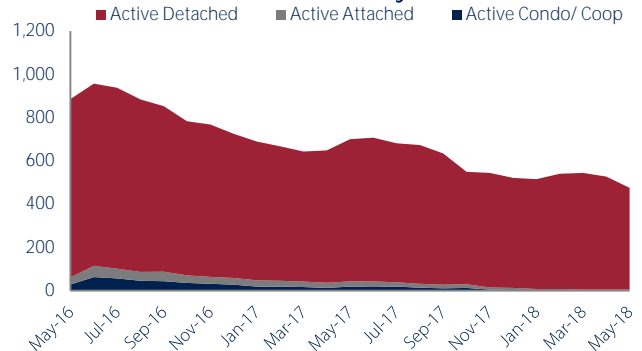
Units Sold

There was a decrease in total units sold in May, with 110 sold this month in Adams County versus 114 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 6% versus May 2017.

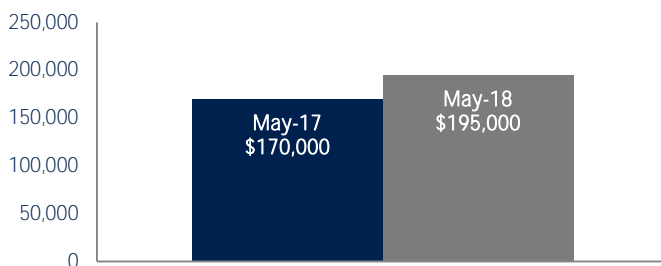
Active Inventory

Versus last year, the total number of homes available this month is lower by 225 units or 32%. The total number of active inventory this May was 475 compared to 700 in May 2017. This month's total of 475 is lower than the previous month's total supply of available inventory of 527, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Adams County Homes was \$170,000. This May, the median sale price was \$195,000, an increase of 15% or \$25,000 compared to last year. The current median sold price is approximately the same as the median price in April.

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

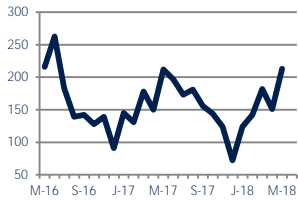


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

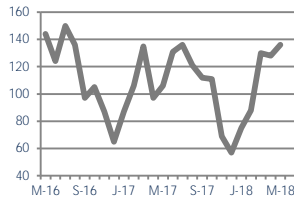
213



No Change
Vs. Year Ago

Current Contracts

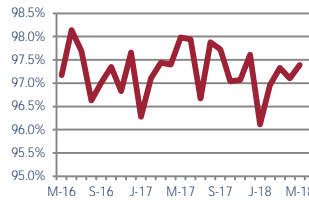
136



Up 28%
Vs. Year Ago

Sold Vs. List Price

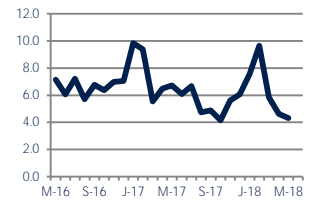
97.4%



Down -0.6%
Vs. Year Ago

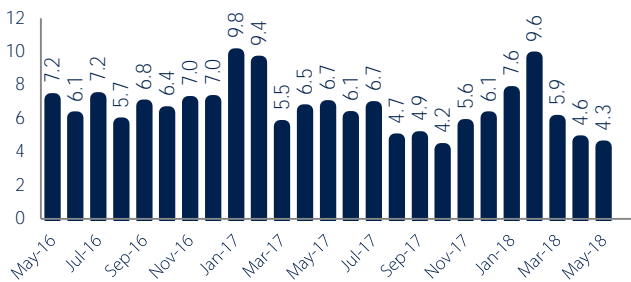
Months of Supply

4.3



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

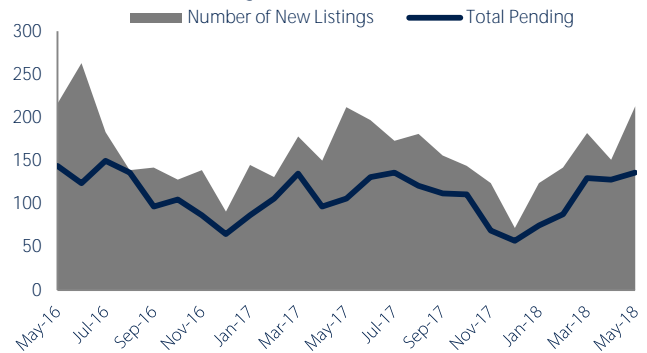
In May, there was 4.3 months of supply available in Adams County, compared to 6.7 in May 2017. That is a decrease of 36% versus a year ago.

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.

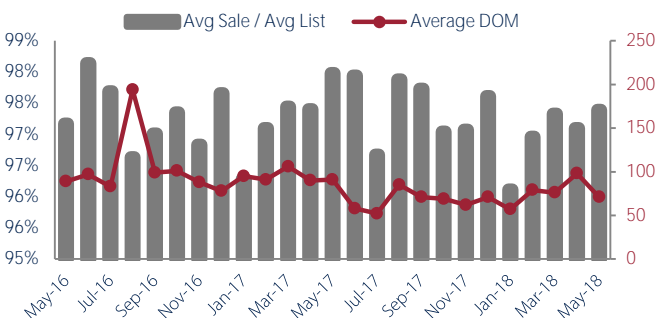
New Listings & Current Contracts

This month there were 213 homes newly listed for sale in Adams County, which is similar to the amount in May 2017. There were 136 current contracts pending sale this May compared to 106 a year ago. The number of current contracts is 28% 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 Adams County was 97.4% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 71, lower than the average last year, which was 91, a decrease of 22%.



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