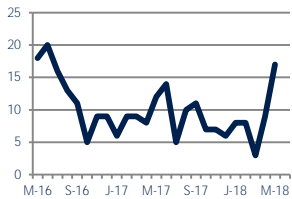




Units Sold

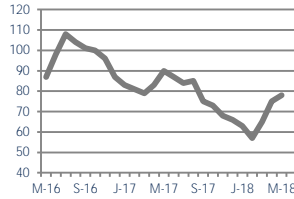
17



Up
Vs. Year Ago

Active Inventory

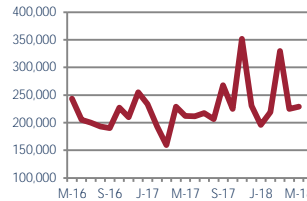
78



Down -13%
Vs. Year Ago

Median Sale Price

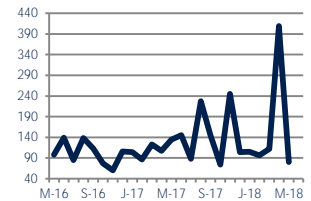
\$229,000



Up 8%
Vs. Year Ago

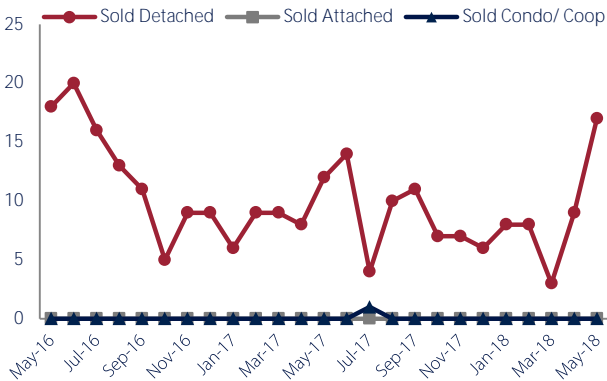
Days On Market

80



Down -40%
Vs. Year Ago

Units Sold*



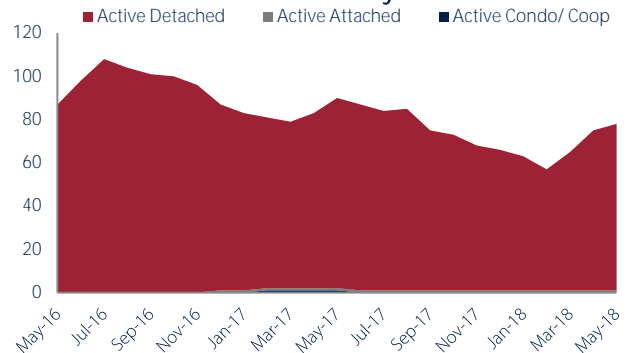
Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 17 sold this month in Madison County. This month's total units sold was higher than at this time last year, an increase from May 2017.

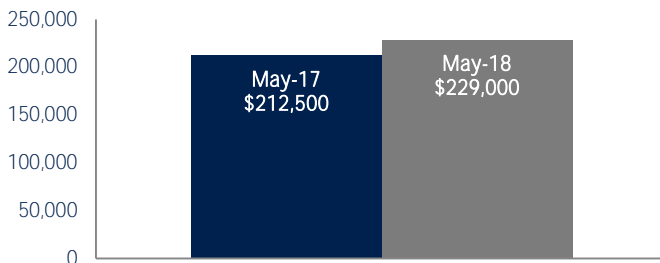
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 13%. The total number of active inventory this May was 78 compared to 90 in May 2017. This month's total of 78 is higher than the previous month's total supply of available inventory of 75, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Madison County Homes was \$212,500. This May, the median sale price was \$229,000, an increase of 8% or \$16,500 compared to last year. The current median sold price is 2% higher 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.



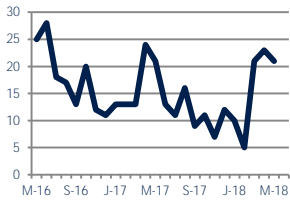
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

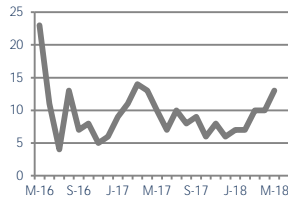
21



No Change
Vs. Year Ago

Current Contracts

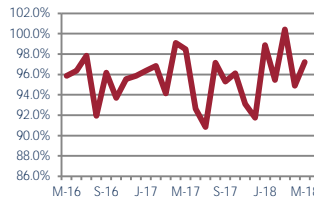
13



Up 30%
Vs. Year Ago

Sold Vs. List Price

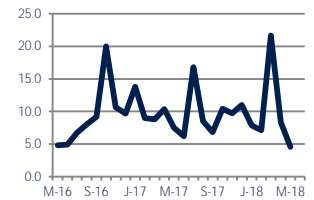
97.2%



Down -1.3%
Vs. Year Ago

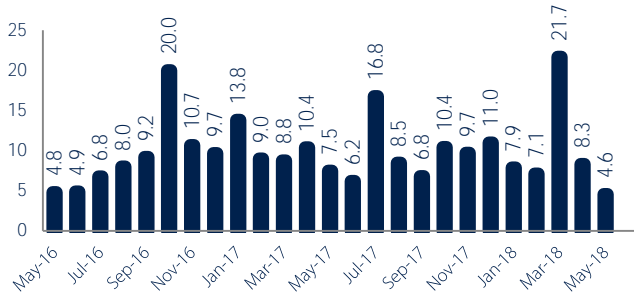
Months of Supply

4.6



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

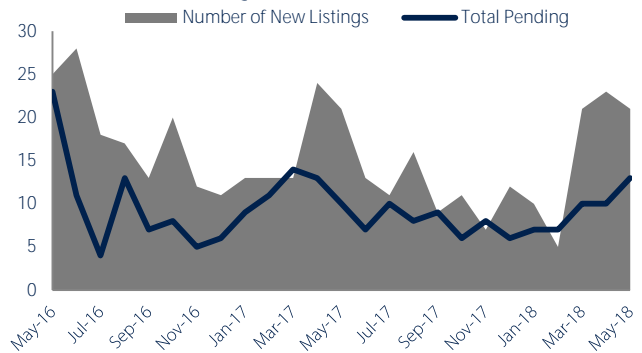
In May, there was 4.6 months of supply available in Madison County, compared to 7.5 in May 2017. That is a decrease of 39% versus a year ago.

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.

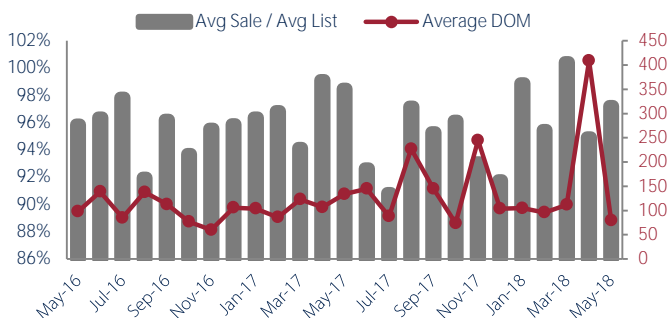
New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Madison County, which is similar to the amount in May 2017. There were 13 current contracts pending sale this May compared to 10 a year ago. The number of current contracts is 30% 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 Madison County was 97.2% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 80, lower than the average last year, which was 134, a decrease of 40%.



*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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