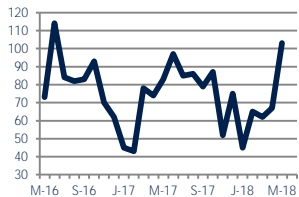




Units Sold

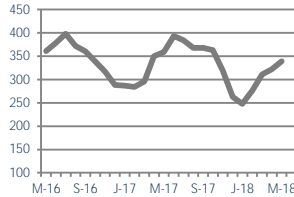
103



Up 24%
Vs. Year Ago

Active Inventory

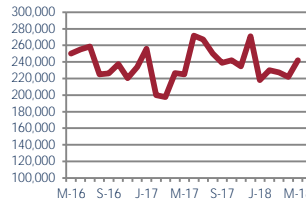
339



Down -6%
Vs. Year Ago

Median Sale Price

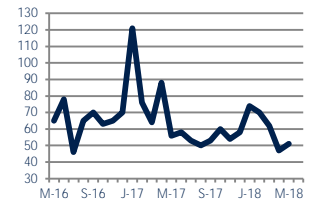
\$242,000



Up 8%
Vs. Year Ago

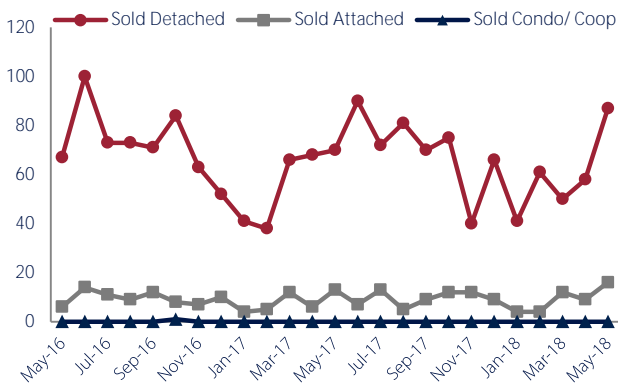
Days On Market

51



Down -9%
Vs. Year Ago

Units Sold*



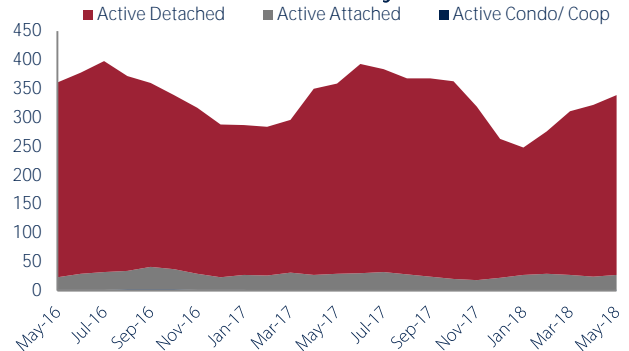
Units Sold

There was an increase in total units sold in May, with 103 sold this month in Jefferson County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 6%. The total number of active inventory this May was 339 compared to 359 in May 2017. This month's total of 339 is higher than the previous month's total supply of available inventory of 322, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Jefferson County Homes was \$225,000. This May, the median sale price was \$242,000, an increase of 8% or \$17,000 compared to last year. The current median sold price is 9% 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.

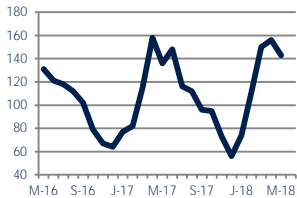


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

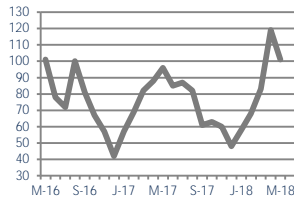
143



Up 5%
Vs. Year Ago

Current Contracts

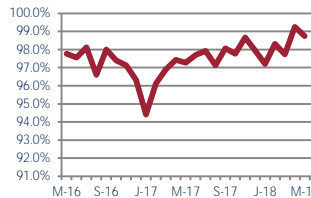
101



Up 5%
Vs. Year Ago

Sold Vs. List Price

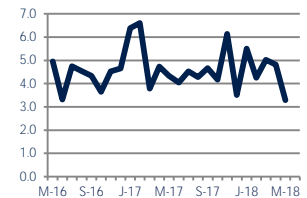
98.7%



Up 1.5%
Vs. Year Ago

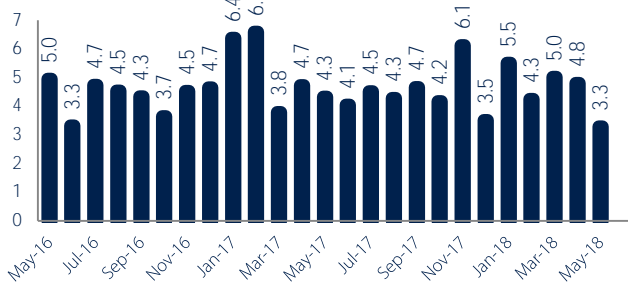
Months of Supply

3.3



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

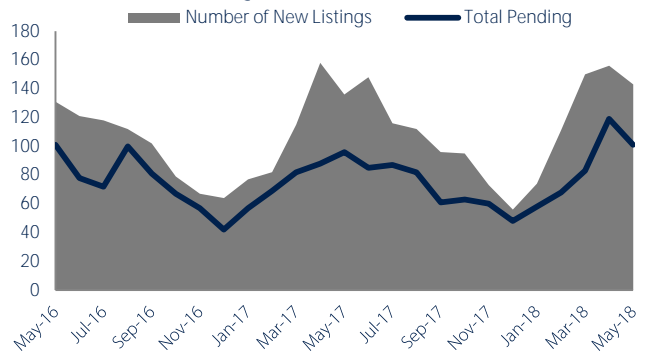
In May, there was 3.3 months of supply available in Jefferson County, compared to 4.3 in May 2017. That is a decrease of 24% versus a year ago.

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.

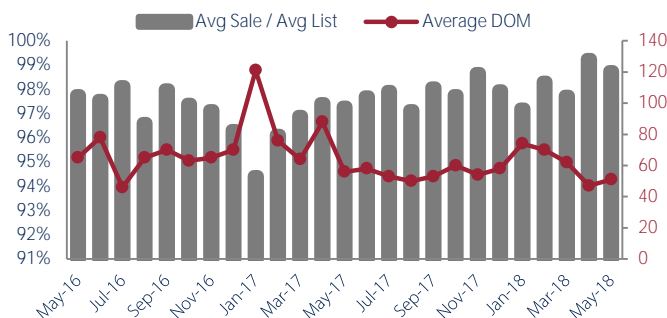
New Listings & Current Contracts

This month there were 143 homes newly listed for sale in Jefferson County compared to 136 in May 2017, an increase of 5%. There were 101 current contracts pending sale this May compared to 96 a year ago. The number of current contracts is 5% 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 Jefferson County was 98.7% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 56, a decrease of 9%.



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