

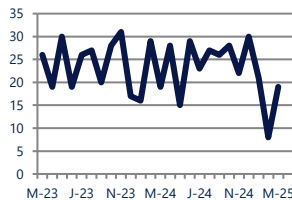
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MORGAN COUNTY HOUSING MARKET**

MARCH 2025

Units Sold

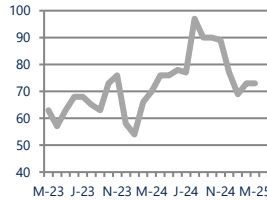
19



No Change
Vs. Year Ago

Active Inventory

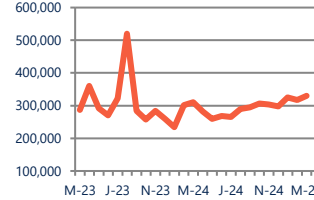
73



Up 4%
Vs. Year Ago

Median Sale Price

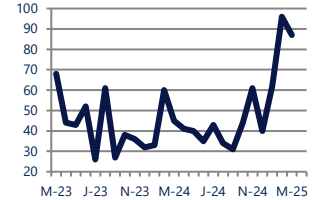
\$329,900



Up 6%
Vs. Year Ago

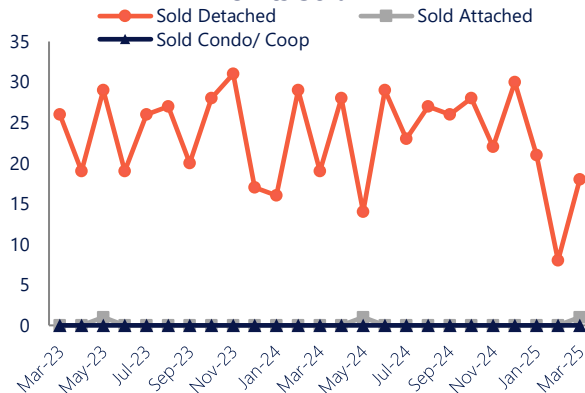
Days On Market

87



Up
Vs. Year Ago

Units Sold*



Units Sold

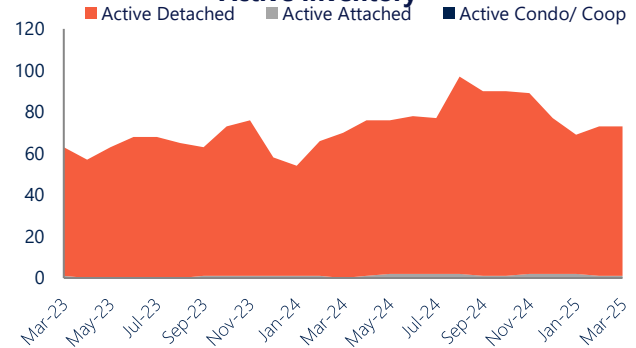
There was an increase in total units sold in March, with 19 sold this month in Morgan County, an increase of 138%. This month's total units sold is similar compared to a year ago.

Active Inventory

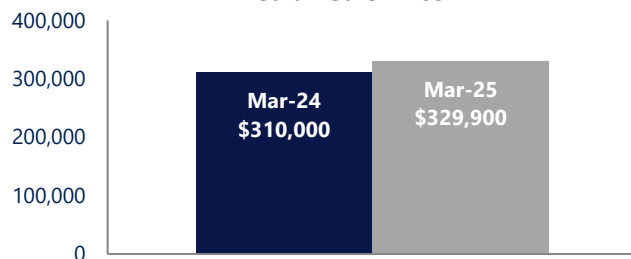
Versus last year, the total number of homes available this month is higher by 3 units or 4%. The total number of active inventory this March was 73 compared to 70 in March 2024.

This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Morgan County Homes was \$310,000. This March, the median sale price was \$329,900, an increase of 6% or \$19,900 compared to last year. The current median sold price is 4% higher than in February.

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

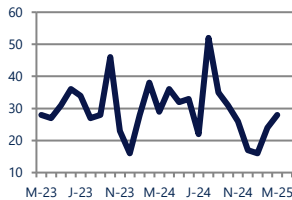
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MORGAN COUNTY HOUSING MARKET**

MARCH 2025

New Listings

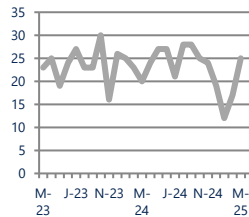
28



Down -3%
Vs. Year Ago

Current Contracts

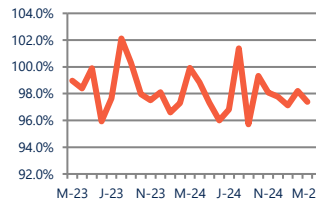
25



Up 25%
Vs. Year Ago

Sold Vs. List Price

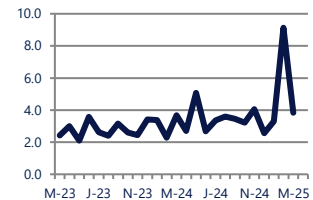
97.4%



Down -2.5%
Vs. Year Ago

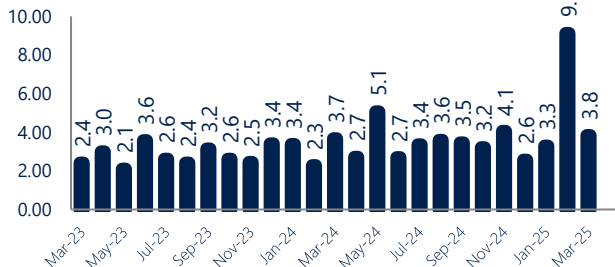
Months of Supply

3.8



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

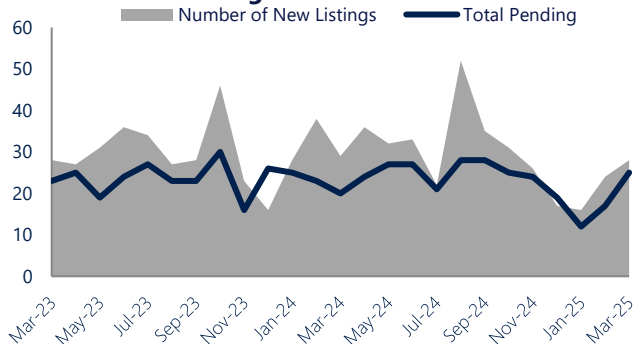
In March, there was 3.8 months of supply available in Morgan County, compared to 3.7 in March 2024. That is an increase of 4% versus a year ago.

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.

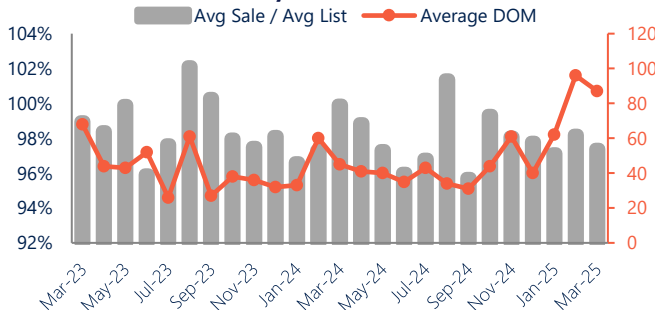
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Morgan County compared to 29 in March 2024, a decrease of 3%. There were 25 current contracts pending sale this March compared to 20 a year ago. The number of current contracts is 25% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Morgan County was 97.4% of the average list price, which is 2.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 87, higher than the average last year, which was 45. This increase was impacted by the limited number of sales.