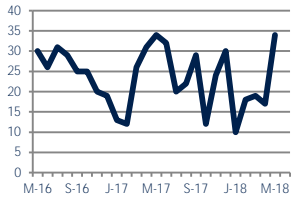




Units Sold

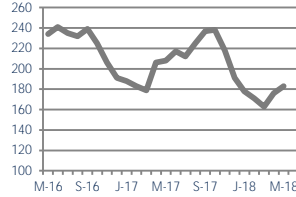
34



No Change
Vs. Year Ago

Active Inventory

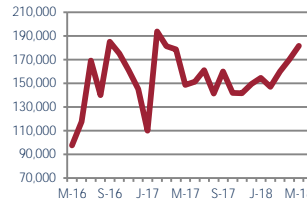
183



Down -12%
Vs. Year Ago

Median Sale Price

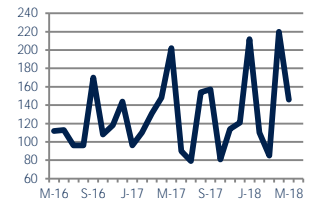
\$181,613



Up 22%
Vs. Year Ago

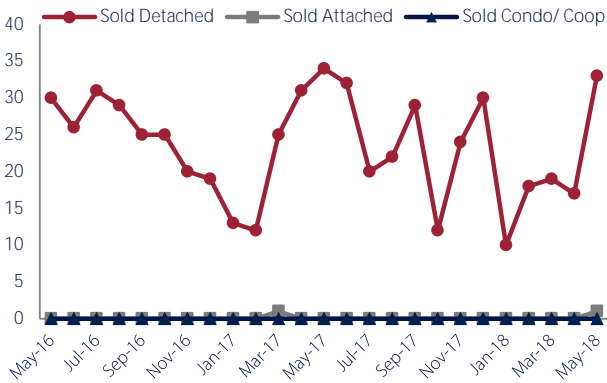
Days On Market

146



Down -28%
Vs. Year Ago

Units Sold*



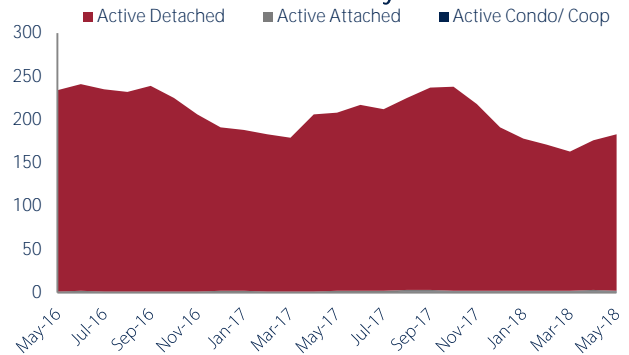
Units Sold

There was an increase in total units sold in May, with 34 sold this month in Morgan County, an increase of 100%. This month's total units sold is similar compared to a year ago.

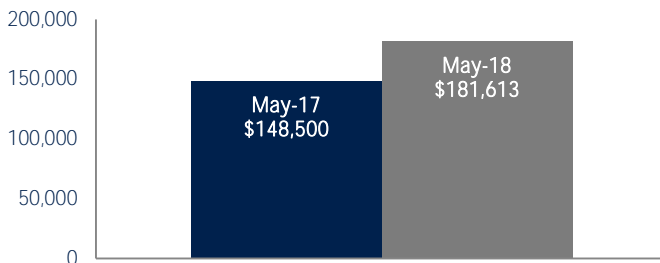
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 12%. The total number of active inventory this May was 183 compared to 208 in May 2017. This month's total of 183 is higher than the previous month's total supply of available inventory of 176, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Morgan County Homes was \$148,500. This May, the median sale price was \$181,613, an increase of 22% or \$33,113 compared to last year. The current median sold price is 7% 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.

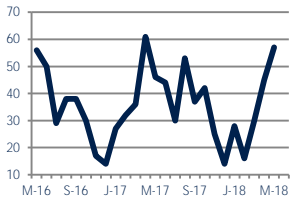


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

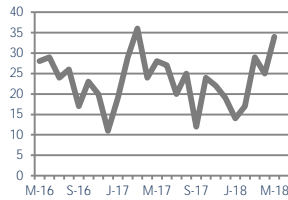
57



Up 24%
Vs. Year Ago

Current Contracts

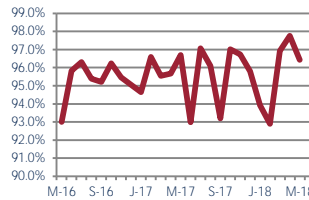
34



Up 21%
Vs. Year Ago

Sold Vs. List Price

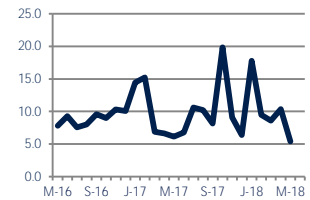
96.4%



No Change
Vs. Year Ago

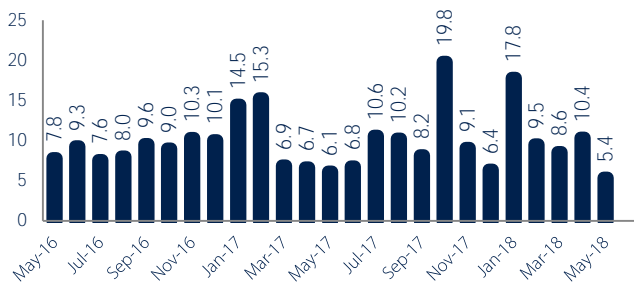
Months of Supply

5.4



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

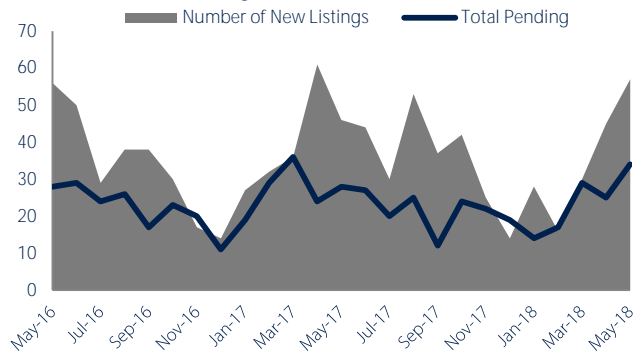
In May, there was 5.4 months of supply available in Morgan County, compared to 6.1 in May 2017. That is a decrease of 12% versus a year ago.

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.

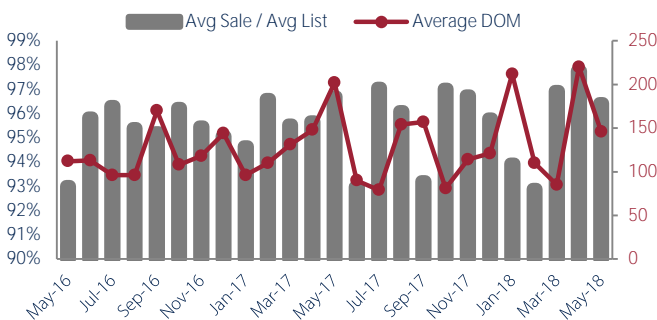
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Morgan County compared to 46 in May 2017, an increase of 24%. There were 34 current contracts pending sale this May compared to 28 a year ago. The number of current contracts is 21% 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 Morgan County was 96.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 146, lower than the average last year, which was 202, a decrease of 28%.



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