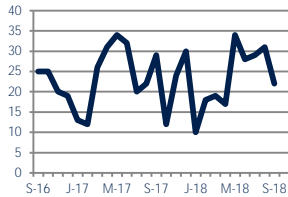


Units Sold

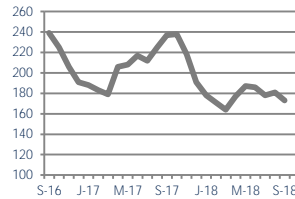
22



Down -24%
Vs. Year Ago

Active Inventory

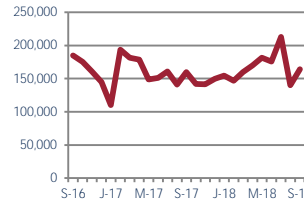
173



Down -27%
Vs. Year Ago

Median Sale Price

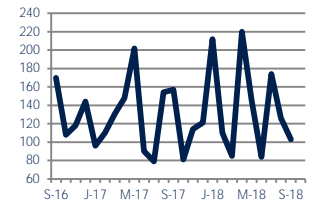
\$164,000



Up 2%
Vs. Year Ago

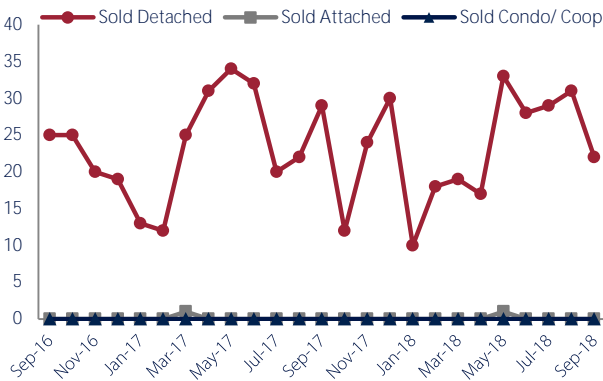
Days On Market

103



Down -34%
Vs. Year Ago

Units Sold*



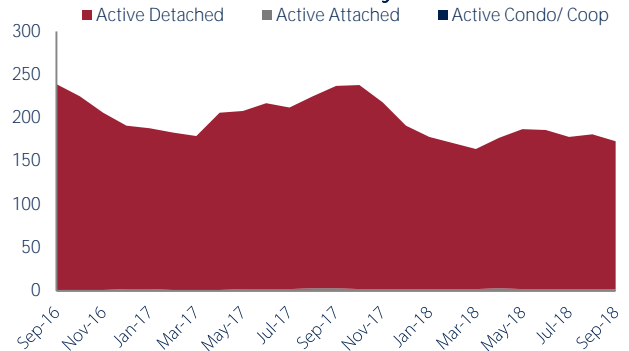
Units Sold

There was a decrease in total units sold in September, with 22 sold this month in Morgan County versus 31 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 24% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 27%. The total number of active inventory this September was 173 compared to 237 in September 2017. This month's total of 173 is lower than the previous month's total supply of available inventory of 181, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Morgan County Homes was \$160,000. This September, the median sale price was \$164,000, an increase of 3% or \$4,000 compared to last year. The current median sold price is 17% higher than in August.

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



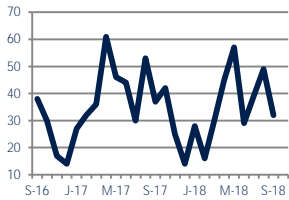
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

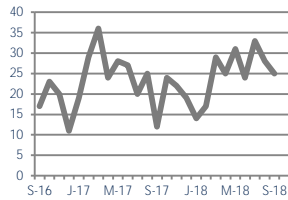
32



Down -14%
Vs. Year Ago

Current Contracts

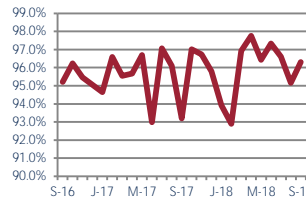
25



Up 108%
Vs. Year Ago

Sold Vs. List Price

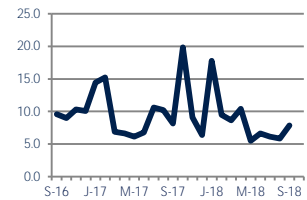
96.3%



Up 3.3%
Vs. Year Ago

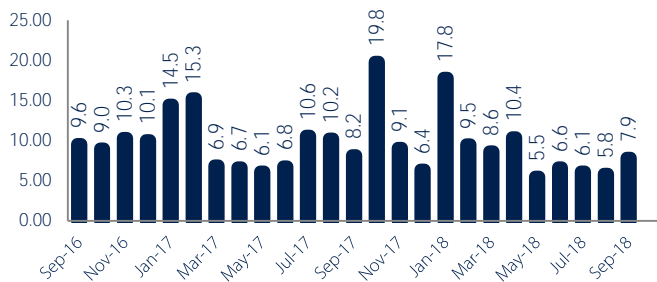
Months of Supply

7.9



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

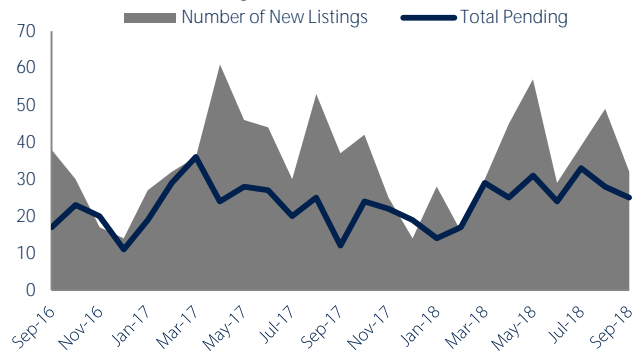
In September, there was 7.9 months of supply available in Morgan County, compared to 8.2 in September 2017. That is a decrease of 4% versus a year ago.

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.

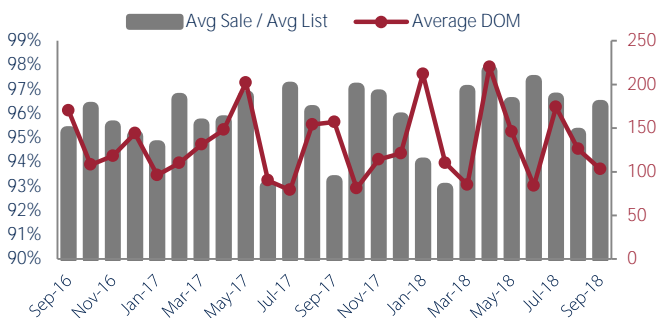
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Morgan County compared to 37 in September 2017, a decrease of 14%. There were 25 current contracts pending sale this September compared to 12 a year ago. The number of current contracts is 108% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Morgan County was 96.3% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 103, lower than the average last year, which was 157, a decrease of 34%.



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