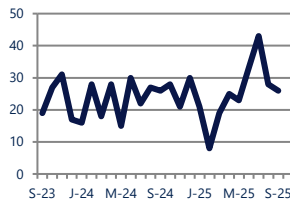


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MORGAN COUNTY HOUSING MARKET** SEPTEMBER 2025

## Units Sold

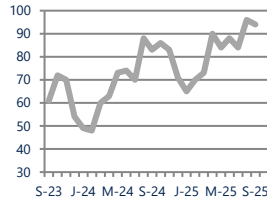
26



**No Change**  
Vs. Year Ago

## Active Inventory

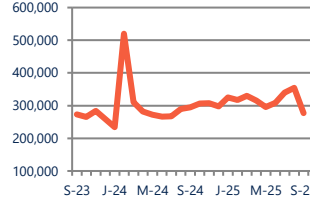
94



**Up 13%**  
Vs. Year Ago

## Median Sale Price

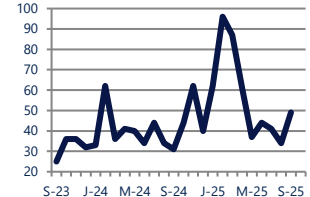
\$277,500



**Down -6%**  
Vs. Year Ago

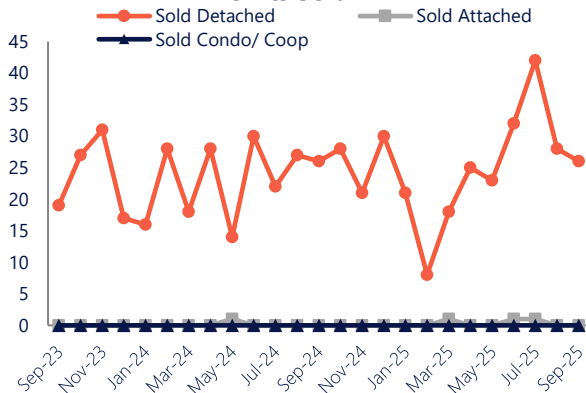
## Days On Market

49



**Up**  
Vs. Year Ago

### Units Sold\*



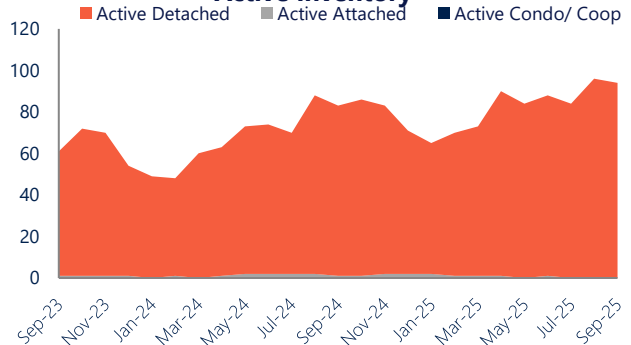
## Units Sold

There was a decrease in total units sold in September, with 26 sold this month in Morgan County, a decrease of 7%. 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 11 units or 13%. The total number of active inventory this September was 94 compared to 83 in September 2024. This month's total of 94 is lower than the previous month's total supply of available inventory of 96, a decrease of 2%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Morgan County Homes was \$295,000. This September, the median sale price was \$277,500, a decrease of 6% or \$17,500 compared to last year. The current median sold price is 22% lower than in August.

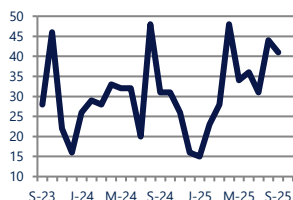
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MORGAN COUNTY HOUSING MARKET** SEPTEMBER 2025

## New Listings

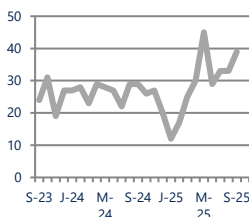
41



**Up 32%**  
Vs. Year Ago

## Current Contracts

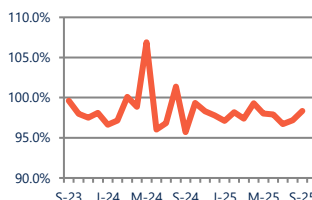
39



**Up 34%**  
Vs. Year Ago

## Sold Vs. List Price

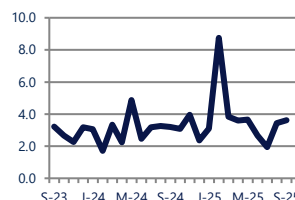
98.3%



**Up 2.7%**  
Vs. Year Ago

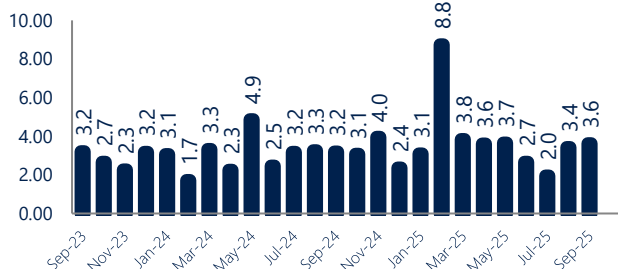
## Months of Supply

3.6



**Up 13%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

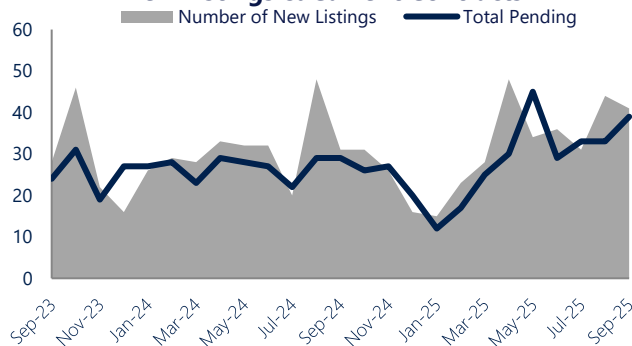
In September, there was 3.6 months of supply available in Morgan County, compared to 3.2 in September 2024. That is an increase of 13% versus a year ago.

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.

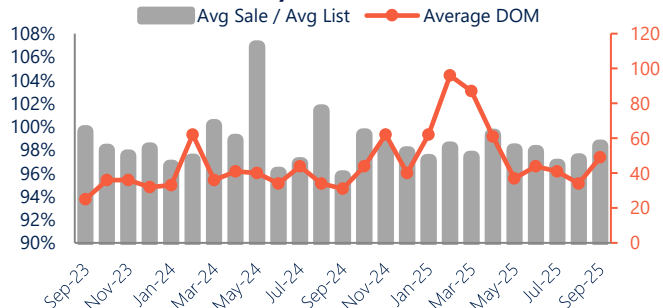
## New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Morgan County compared to 31 in September 2024, an increase of 32%. There were 39 current contracts pending sale this September compared to 29 a year ago. The number of current contracts is 34% 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 98.3% of the average list price, which is 2.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 49, higher than the average last year, which was 31. This increase was impacted by the limited number of sales.