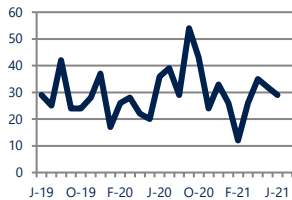




Focus On: Morgan County Housing Market

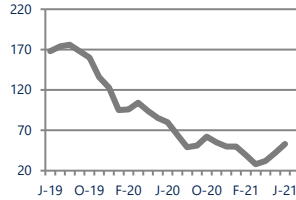
June 2021

Units Sold
29



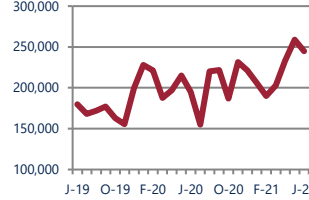
Down -19%
 Vs. Year Ago

Active Inventory
53



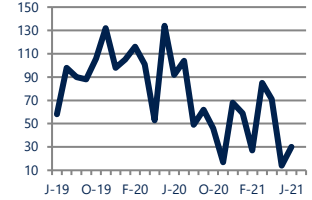
Down -34%
 Vs. Year Ago

Median Sale Price
\$245,000



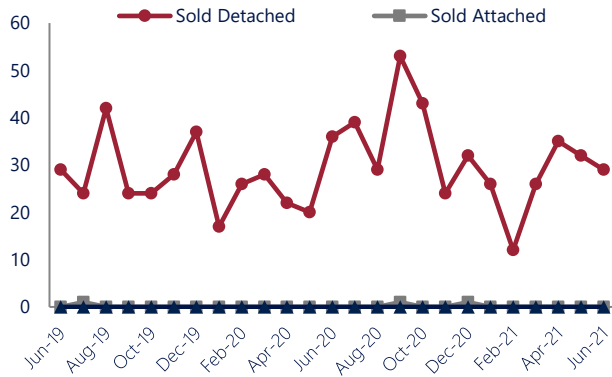
Up
 Vs. Year Ago

Days On Market
30



Down
 Vs. Year Ago

Units Sold*



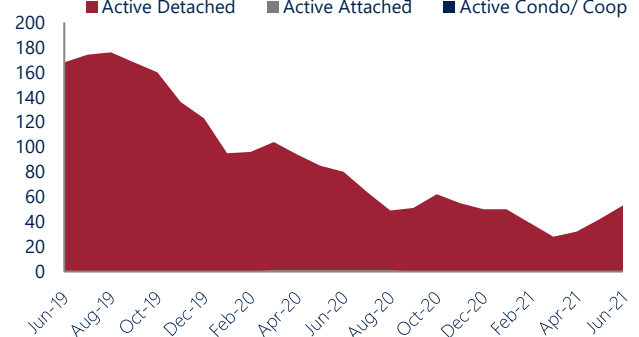
Units Sold

There was a decrease in total units sold in June, with 29 sold this month in Morgan County versus 32 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 19% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 34%. The total number of active inventory this June was 53 compared to 80 in June 2020. This month's total of 53 is higher than the previous month's total supply of available inventory of 42, an increase of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for Morgan County Homes was \$195,000. This June, the median sale price was \$245,000, an increase of \$50,000 compared to last year. The current median sold price is lower than in May. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



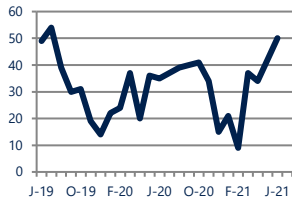
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

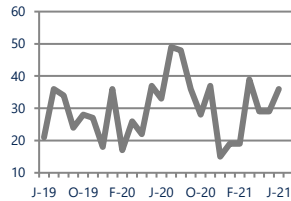
50



Up 43%
Vs. Year Ago

Current Contracts

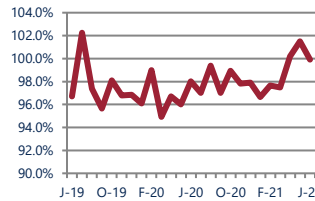
36



Up 9%
Vs. Year Ago

Sold Vs. List Price

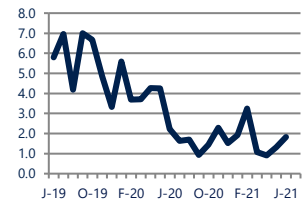
99.9%



Up 1.9%
Vs. Year Ago

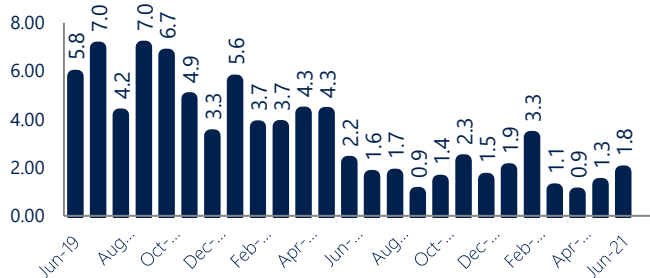
Months of Supply

1.8



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

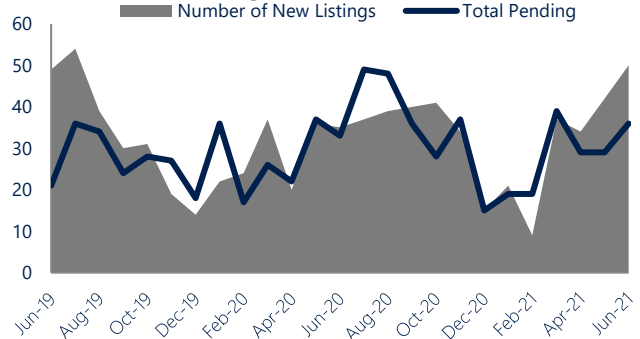
In June, there was 1.8 months of supply available in Morgan County, compared to 2.2 in June 2020. That is a decrease of 18% versus a year ago.

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.

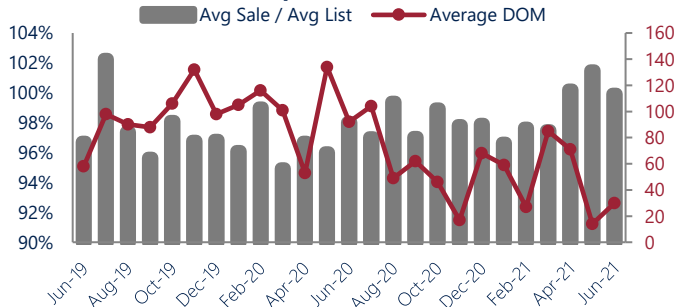
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Morgan County compared to 35 in June 2020, an increase of 43%. There were 36 current contracts pending sale this June compared to 33 a year ago. The number of current contracts is 9% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Morgan County was 99.9% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 92. This decrease was impacted by the limited number of sales.



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