



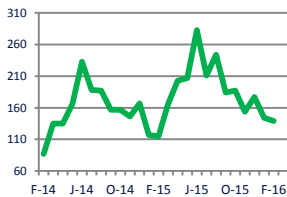
THE LONG & FOSTER® MARKETMINUTE



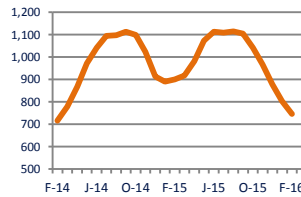
Focus On: Carroll County Housing Market

February 2016

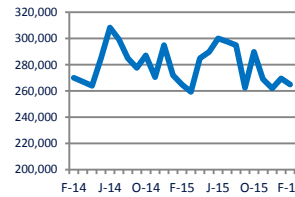
Units Sold
139



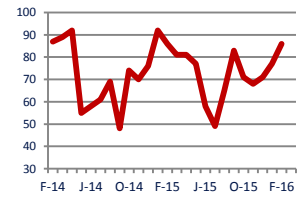
Active Inventory
746



Median Sale Price
\$265,000



Days On Market
86

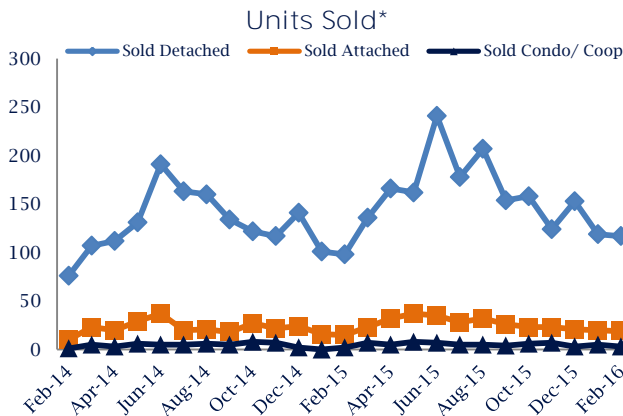


Up 21%
Vs. Year Ago

Down -17%
Vs. Year Ago

No Change
Vs. Year Ago

No Change
Vs. Year Ago

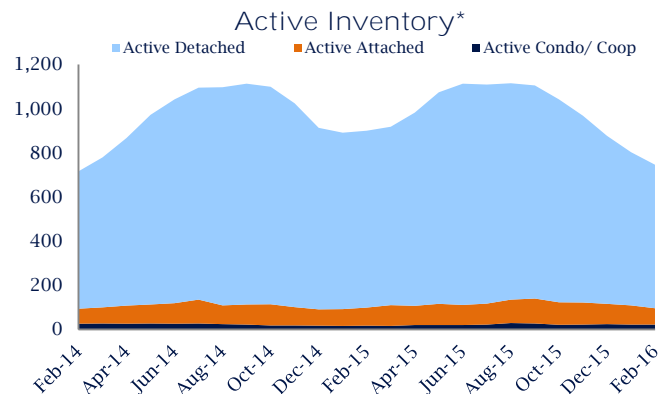


Units Sold

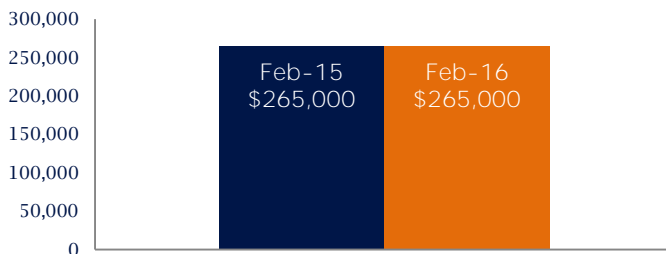
There was a decrease in total units sold in February, with 139 sold this month in Carroll County versus 144 last month, a decrease of 3%. This month's total units sold was higher than at this time last year, an increase of 21% versus February 2015.

Active Inventory

Versus last year, the total number of homes available this month is lower by 154 units or 17%. The total number of active inventory this February was 746 compared to 900 in February 2015. This month's total of 746 is lower than the previous month's total supply of available inventory of 803, a decrease of 7%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Carroll County Homes was \$265,000. This February, the median sale price was \$265,000, which is similar compared to a year ago. The current median sold price is 2% higher than in January.

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.

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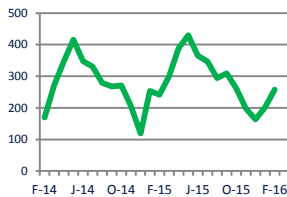




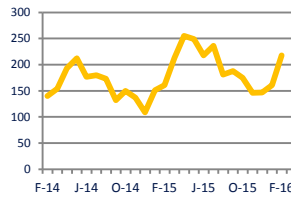
Focus On: Carroll County Housing Market

February 2016

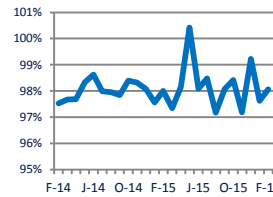
New Listings
258



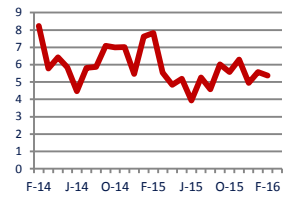
Current Contracts
218



Sold Vs. List Price
98.1%



Months of Supply
5.4



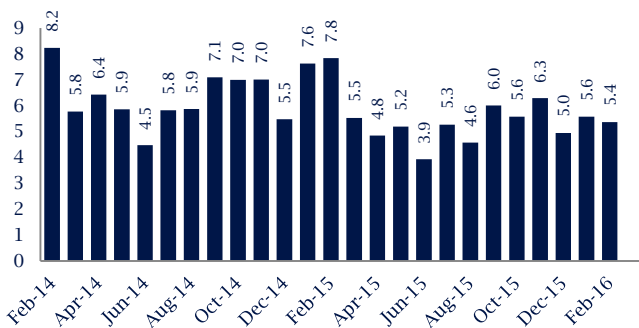
Up 7%
Vs. Year Ago

Up 35%
Vs. Year Ago

No Change
Vs. Year Ago

Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

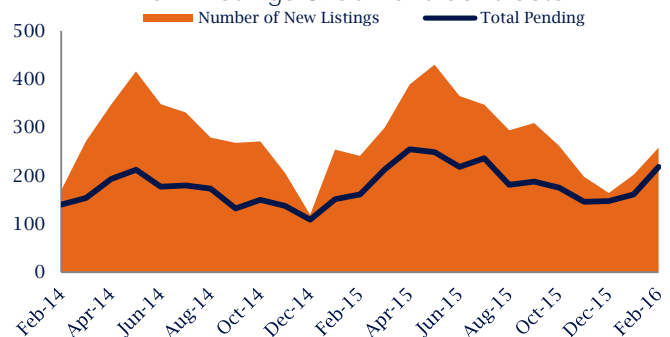
In February, there was 5.4 months of supply available in Carroll County, compared to 7.8 in February 2015. That is a decrease of 31% versus a year ago.

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.

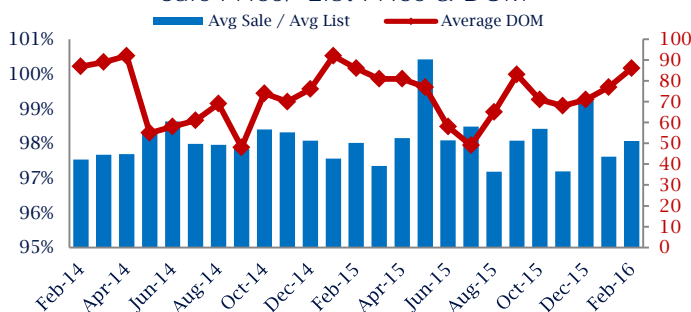
New Listings & Current Contracts

This month there were 258 homes newly listed for sale in Carroll County compared to 241 in February 2015, an increase of 7%. There were 218 current contracts pending sale this February compared to 161 a year ago. The number of current contracts is 35% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Carroll County was 98.1% 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 86, which is similar compared to a year ago.

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