

Local Market Update for May 2020

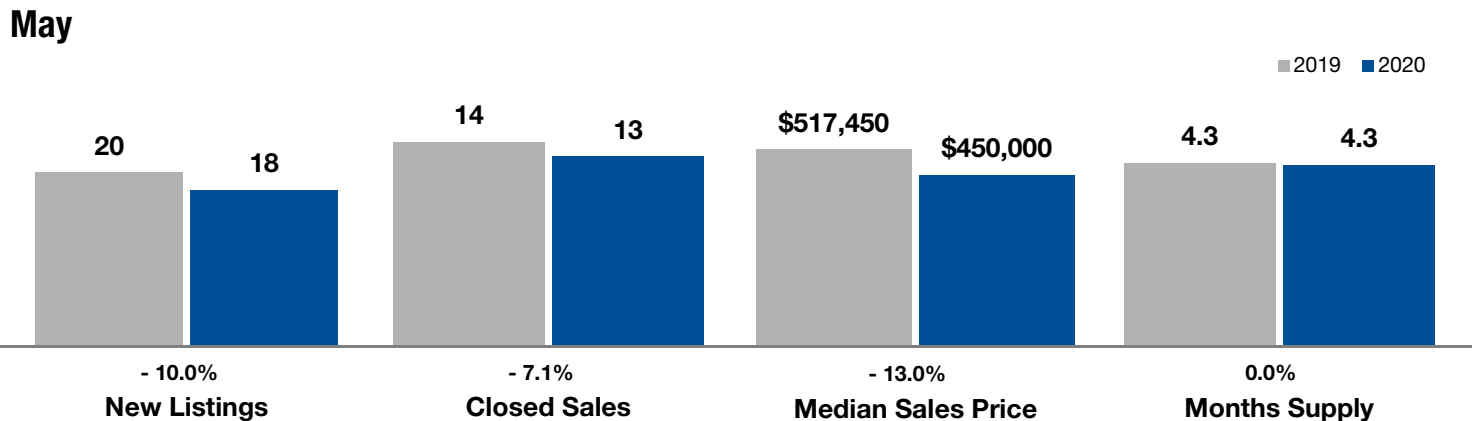
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Morgan County

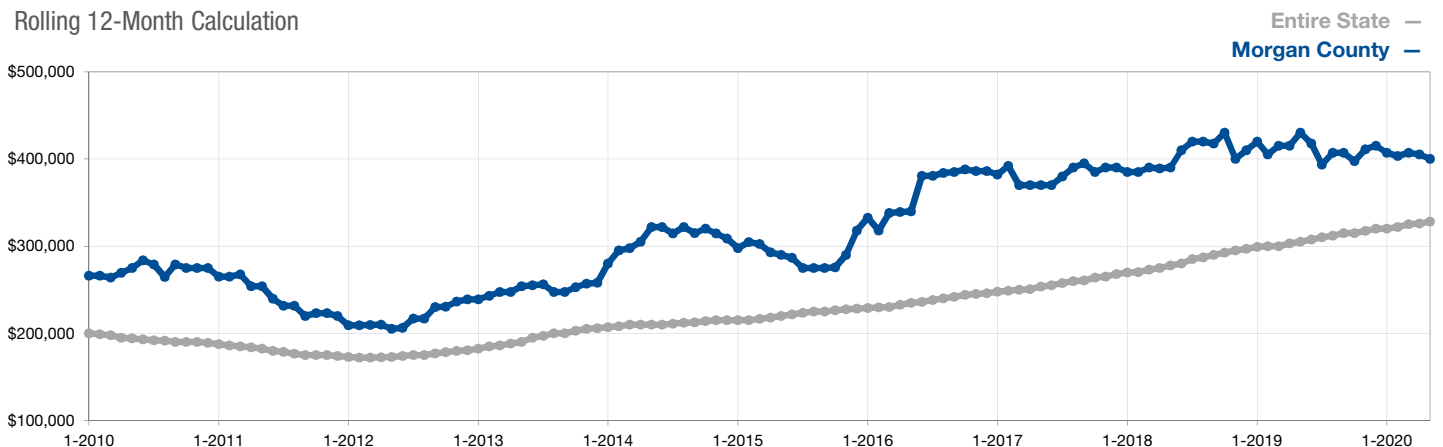
Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	20	18	- 10.0%	78	87	+ 11.5%
Pending Sales	15	13	- 13.3%	54	59	+ 9.3%
Closed Sales	14	13	- 7.1%	40	50	+ 25.0%
Median Sales Price*	\$517,450	\$450,000	- 13.0%	\$435,500	\$402,500	- 7.6%
Average Sales Price*	\$498,564	\$531,946	+ 6.7%	\$464,923	\$481,863	+ 3.6%
Percent of Original List Price Received*	99.2%	96.2%	- 3.0%	97.2%	97.2%	0.0%
Days on Market Until Sale	39	44	+ 12.8%	61	52	- 14.8%
Inventory of Homes for Sale	40	42	+ 5.0%	--	--	--
Months Supply of Inventory	4.3	4.3	0.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.