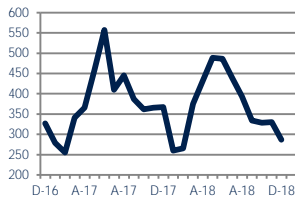


Units Sold

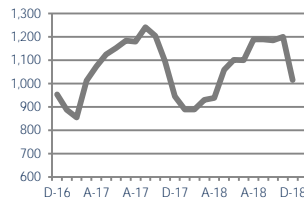
287



Down -22%
Vs. Year Ago

Active Inventory

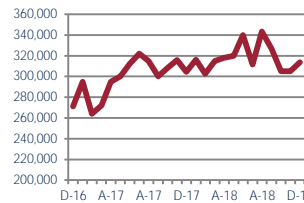
1,016



Up 7%
Vs. Year Ago

Median Sale Price

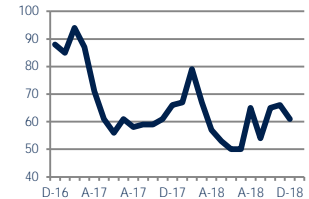
\$313,690



Up 3%
Vs. Year Ago

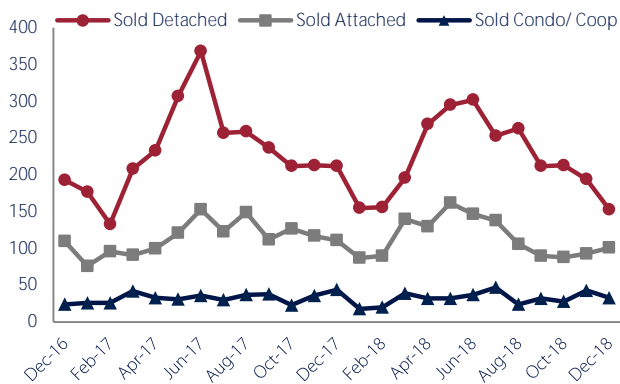
Days On Market

61



Down -8%
Vs. Year Ago

Units Sold*



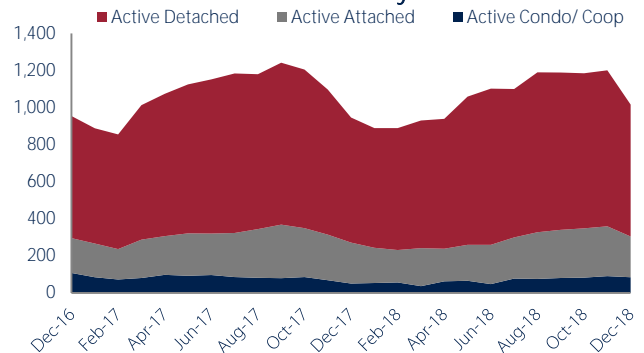
Units Sold

There was a decrease in total units sold in December, with 287 sold this month in Frederick County versus 330 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 22% versus December 2017.

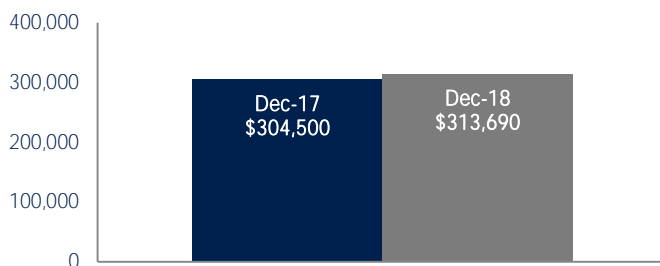
Active Inventory

Versus last year, the total number of homes available this month is higher by 70 units or 7%. The total number of active inventory this December was 1,016 compared to 946 in December 2017. This month's total of 1,016 is lower than the previous month's total supply of available inventory of 1,201, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Frederick County Homes was \$304,500. This December, the median sale price was \$313,690, an increase of 3% or \$9,190 compared to last year. The current median sold price is 3% higher than in November.

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

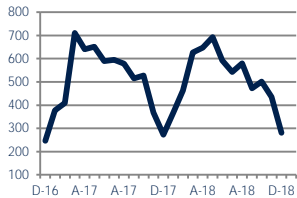


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

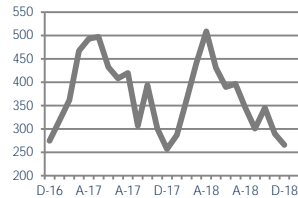
281



Up 3%
Vs. Year Ago

Current Contracts

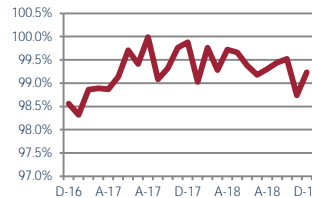
266



Up 4%
Vs. Year Ago

Sold Vs. List Price

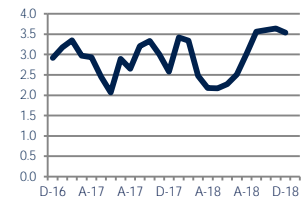
99.2%



Down -0.7%
Vs. Year Ago

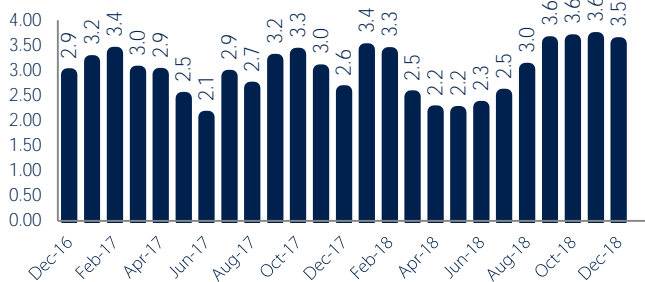
Months of Supply

3.5



Up 37%
Vs. Year Ago

Months Of Supply



Months of Supply

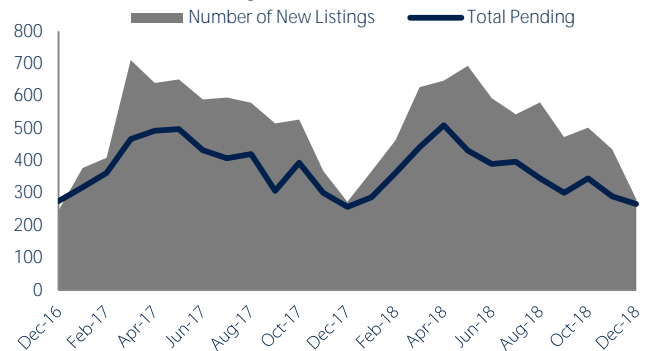
In December, there was 3.5 months of supply available in Frederick County, compared to 2.6 in December 2017. That is an increase of 37% versus a year ago.

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.

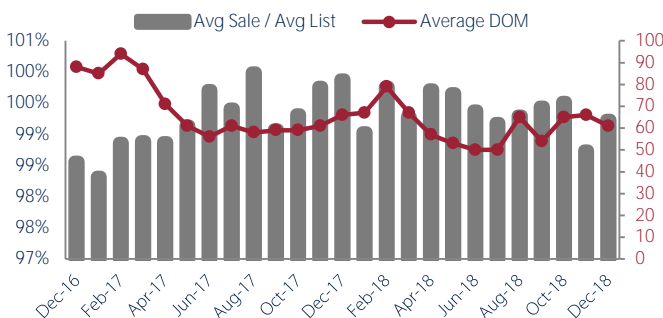
New Listings & Current Contracts

This month there were 281 homes newly listed for sale in Frederick County compared to 273 in December 2017, an increase of 3%. There were 266 current contracts pending sale this December compared to 257 a year ago. The number of current contracts is 4% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Frederick County was 99.2% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 66, a decrease of 8%.



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