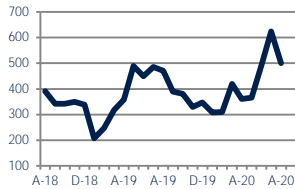


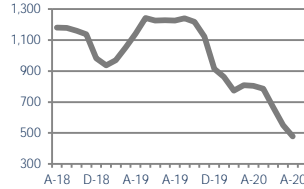


**Units Sold**  
500



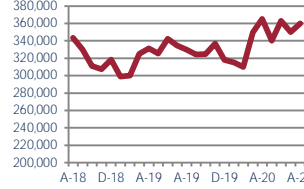
**Up 6%**  
Vs. Year Ago

**Active Inventory**  
478



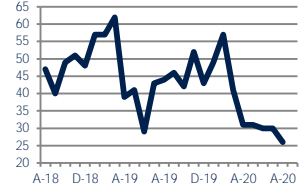
**Down -61%**  
Vs. Year Ago

**Median Sale Price**  
\$360,000



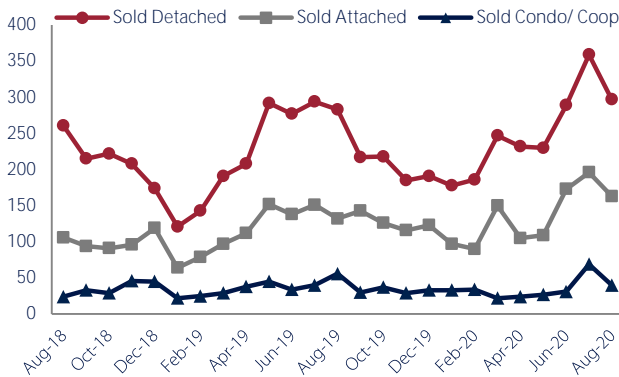
**Up 9%**  
Vs. Year Ago

**Days On Market**  
26



**Down -41%**  
Vs. Year Ago

**Units Sold\***



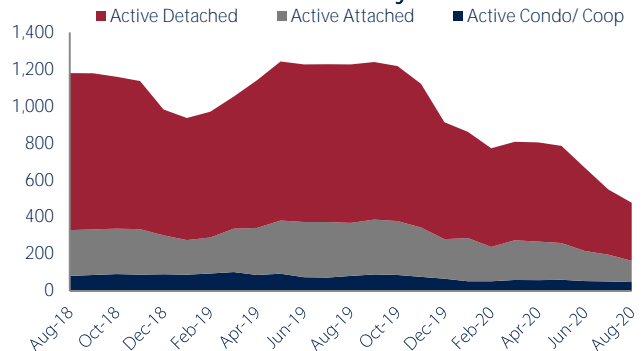
**Units Sold**

There was a decrease in total units sold in August, with 500 sold this month in Frederick County versus 624 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 6% versus August 2019.

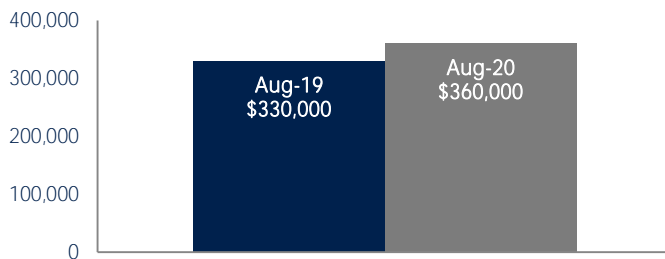
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 749 units or 61%. The total number of active inventory this August was 478 compared to 1,227 in August 2019. This month's total of 478 is lower than the previous month's total supply of available inventory of 550, a decrease of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last August, the median sale price for Frederick County Homes was \$330,000. This August, the median sale price was \$360,000, an increase of 9% or \$30,000 compared to last year. The current median sold price is 3% higher than in July.

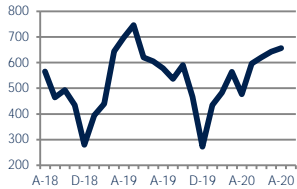
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



\*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.

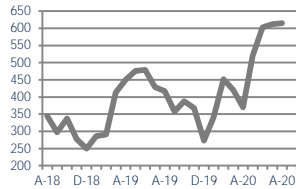


**New Listings**  
657



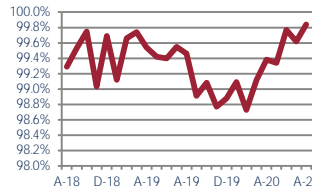
Up 14%  
Vs. Year Ago

**Current Contracts**  
615



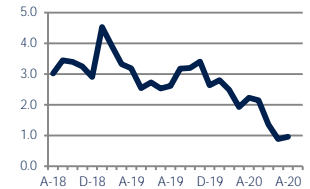
Up 47%  
Vs. Year Ago

**Sold Vs. List Price**  
99.8%



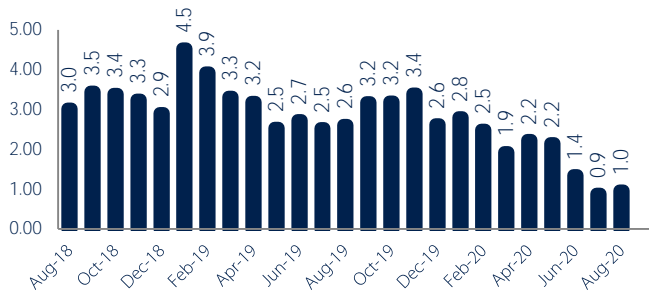
No Change  
Vs. Year Ago

**Months of Supply**  
1.0



Down -63%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

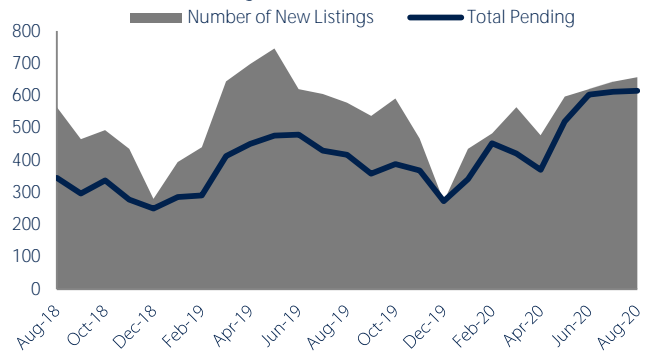
In August, there was 1.0 months of supply available in Frederick County, compared to 2.6 in August 2019. That is a decrease of 63% versus a year ago.

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.

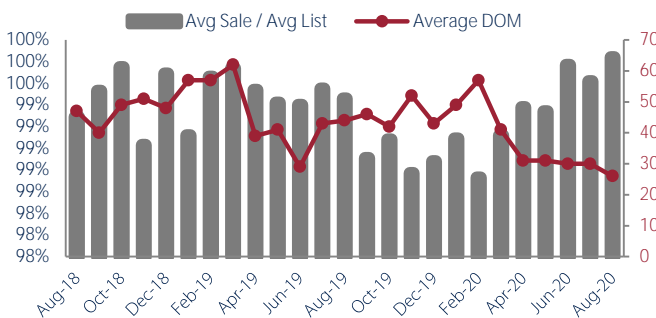
**New Listings & Current Contracts**

This month there were 657 homes newly listed for sale in Frederick County compared to 578 in August 2019, an increase of 14%. There were 615 current contracts pending sale this August compared to 417 a year ago. The number of current contracts remained stable as compared to last August.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In August, the average sale price in Frederick County was 99.8% 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 26, lower than the average last year, which was 44, a decrease of 41%.



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