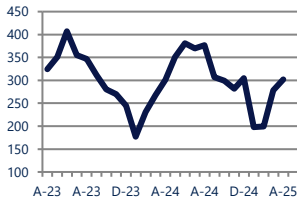


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICK COUNTY HOUSING MARKET**

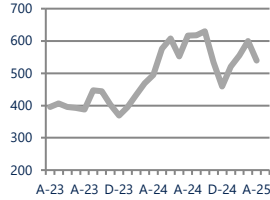
APRIL 2025

Units Sold
302



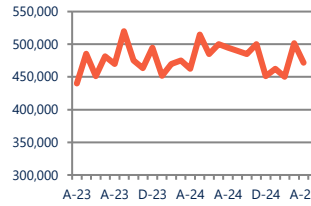
No Change
Vs. Year Ago

Active Inventory
539



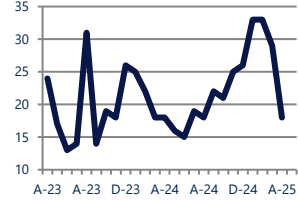
Up 9%
Vs. Year Ago

Median Sale Price
\$471,726



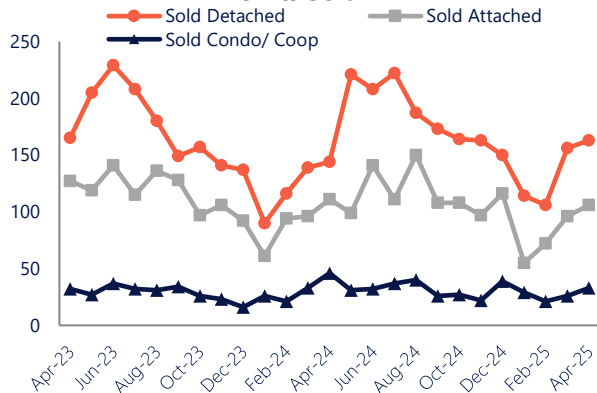
Up 2%
Vs. Year Ago

Days On Market
18



No Change
Vs. Year Ago

Units Sold*



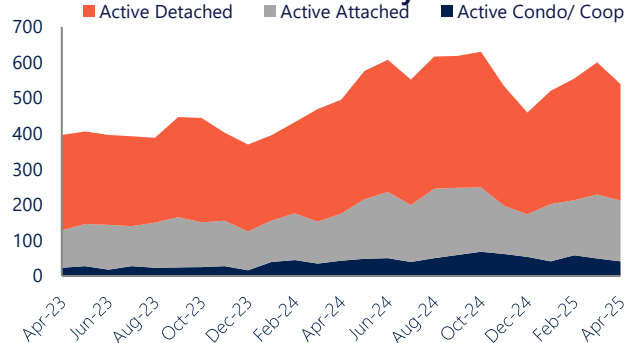
Units Sold

There was an increase in total units sold in April, with 302 sold this month in Frederick County, an increase of 9%. This month's total units sold is similar compared to a year ago.

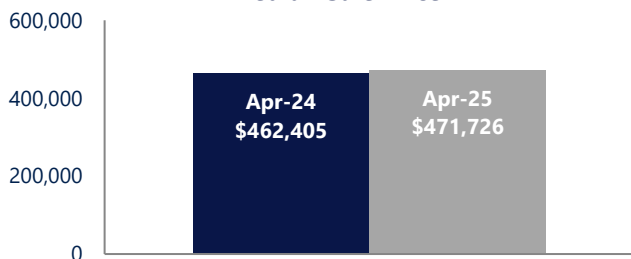
Active Inventory

Versus last year, the total number of homes available this month is higher by 44 units or 9%. The total number of active inventory this April was 539 compared to 495 in April 2024. This month's total of 539 is lower than the previous month's total supply of available inventory of 600, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Frederick County Homes was \$462,405. This April, the median sale price was \$471,726, an increase of 2% or \$9,321 compared to last year. The current median sold price is 6% lower than in March.

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

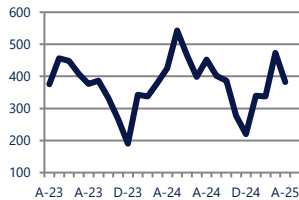
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICK COUNTY HOUSING MARKET**

APRIL 2025

New Listings

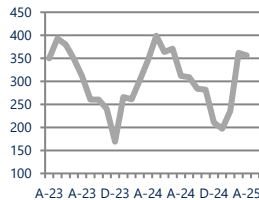
382



Down -10%
Vs. Year Ago

Current Contracts

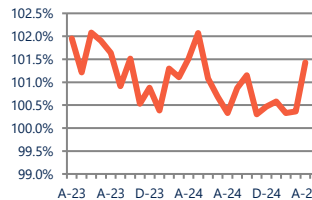
356



Up 3%
Vs. Year Ago

Sold Vs. List Price

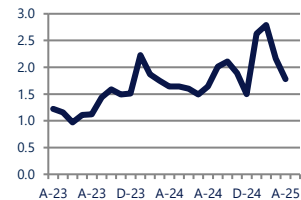
101.4%



No Change
Vs. Year Ago

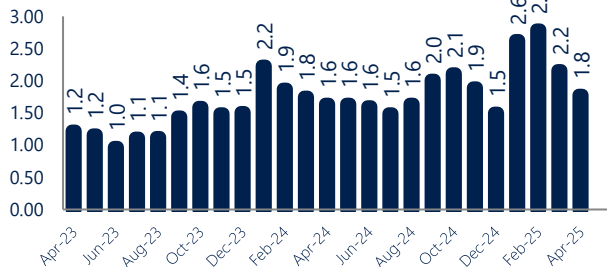
Months of Supply

1.8



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

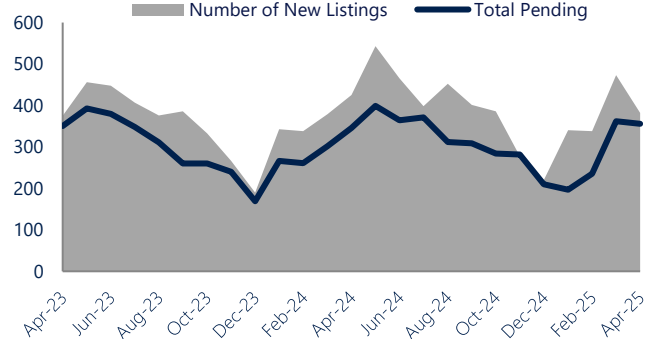
In April, there was 1.8 months of supply available in Frederick County, compared to 1.6 in April 2024. That is an increase of 9% versus a year ago.

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.

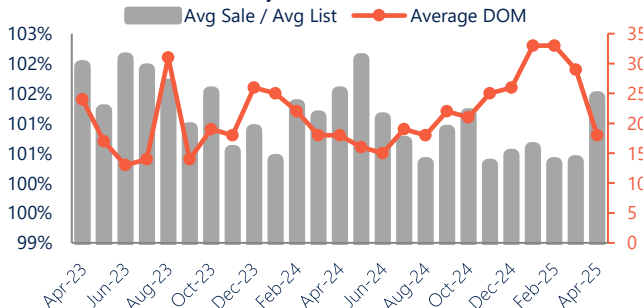
New Listings & Current Contracts

This month there were 382 homes newly listed for sale in Frederick County compared to 425 in April 2024, a decrease of 10%. There were 356 current contracts pending sale this April compared to 346 a year ago. The number of current contracts is 3% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Frederick County was 101.4% 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 18, which is similar compared to a year ago.