



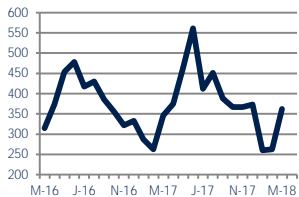
The Long & Foster Market Minute™

Focus On: Frederick County Housing Market

March 2018

Units Sold

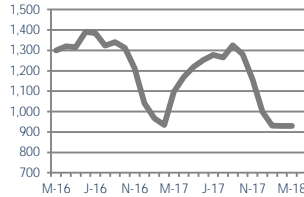
362



Up 5%
Vs. Year Ago

Active Inventory

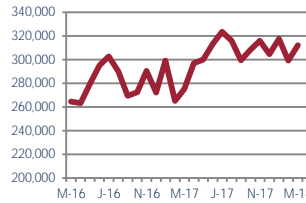
930



Down -15%
Vs. Year Ago

Median Sale Price

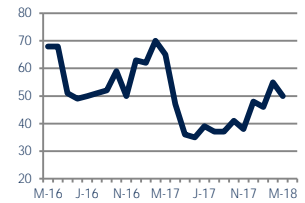
\$311,985



Up 13%
Vs. Year Ago

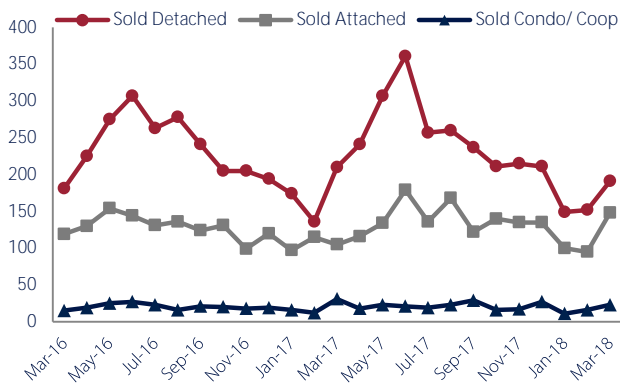
Days On Market

50



Down -23%
Vs. Year Ago

Units Sold*



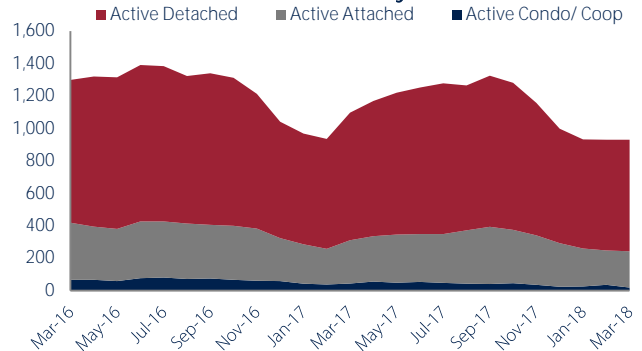
Units Sold

There was an increase in total units sold in March, with 362 sold this month in Frederick County. This month's total units sold was higher than at this time last year.

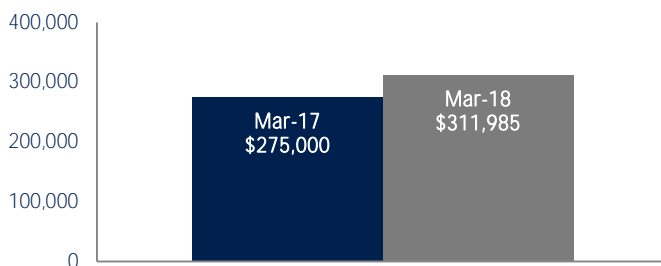
Active Inventory

Versus last year, the total number of homes available this month is lower by 167 units or 15%. The total number of active inventory this March was 930 compared to 1,097 in March 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Frederick County Homes was \$275,000. This March, the median sale price was \$311,985, an increase of 13% or \$36,985 compared to last year. The current median sold price is 4% higher than in February.

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



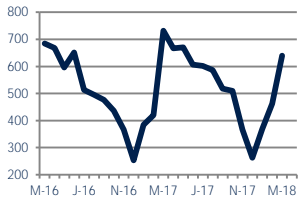
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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





New Listings

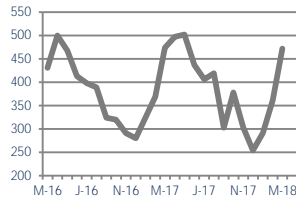
640



Down -13%
Vs. Year Ago

Current Contracts

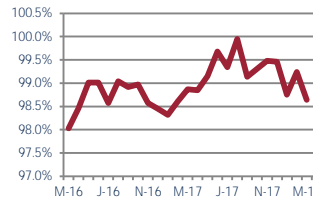
472



No Change
Vs. Year Ago

Sold Vs. List Price

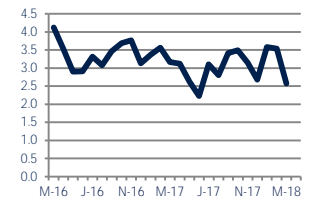
98.6%



No Change
Vs. Year Ago

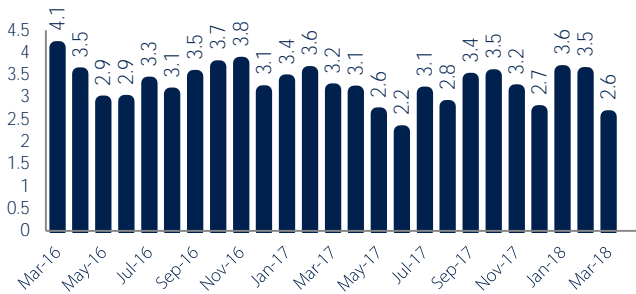
Months of Supply

2.6



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

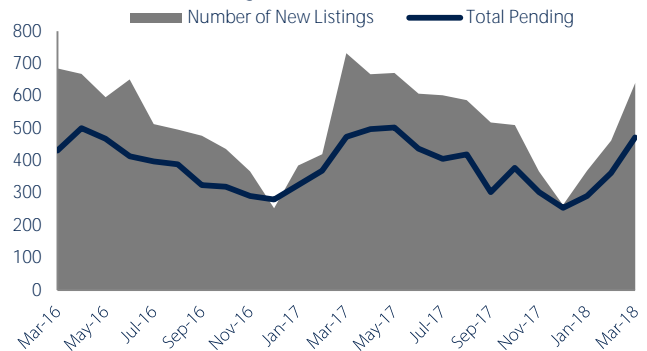
In March, there was 2.6 months of supply available in Frederick County, compared to 3.2 in March 2017. That is a decrease of 19% versus a year ago.

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.

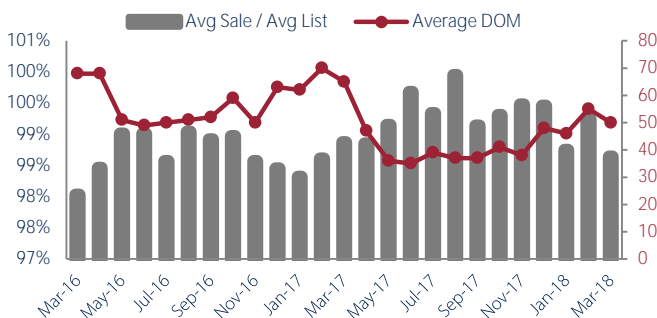
New Listings & Current Contracts

This month there were 640 homes newly listed for sale in Frederick County compared to 732 in March 2017, a decrease of 13%. There were 472 current contracts pending sale this March, consistent with the volume a year ago. The number of current contracts is 30% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Frederick County was 98.6% 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 50, lower than the average last year, which was 65, a decrease of 23%.



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