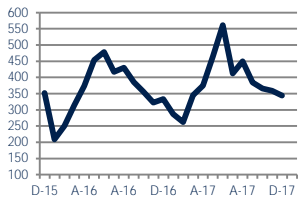




### Units Sold

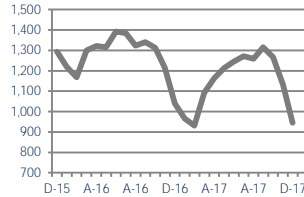
344



Up 3%  
Vs. Year Ago

### Active Inventory

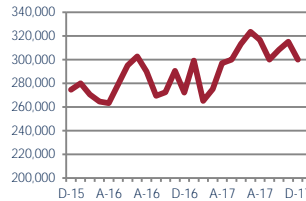
945



Down -9%  
Vs. Year Ago

### Median Sale Price

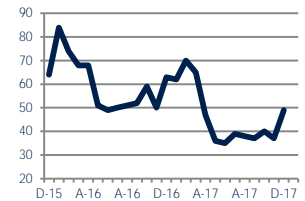
\$299,950



Up 10%  
Vs. Year Ago

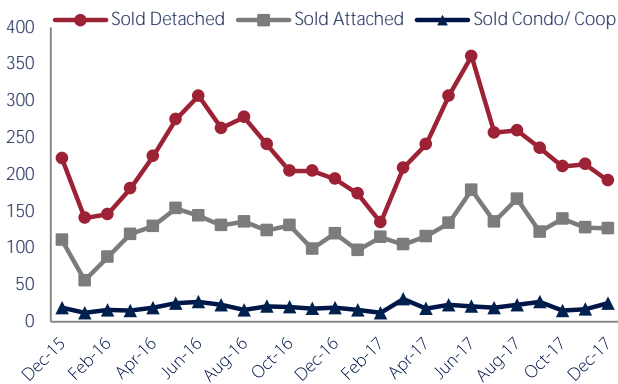
### Days On Market

49



Down -22%  
Vs. Year Ago

### Units Sold\*



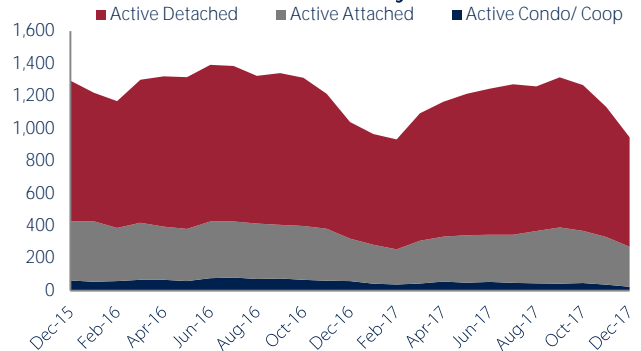
### Units Sold

There was a decrease in total units sold in December, with 344 sold this month in Frederick County versus 359 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 3% versus December 2016.

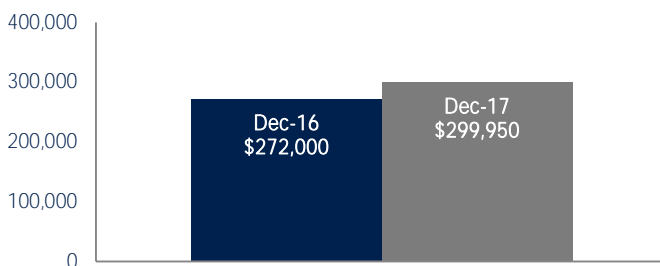
### Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 9%. The total number of active inventory this December was 945 compared to 1,039 in December 2016. This month's total of 945 is lower than the previous month's total supply of available inventory of 1,132, a decrease of 17%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last December, the median sale price for Frederick County Homes was \$272,000. This December, the median sale price was \$299,950, an increase of 10% or \$27,950 compared to last year. The current median sold price is 5% lower 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.

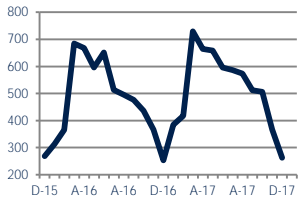


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

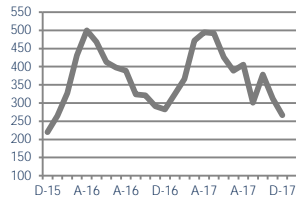
263



**Up 4%**  
Vs. Year Ago

**Current Contracts**

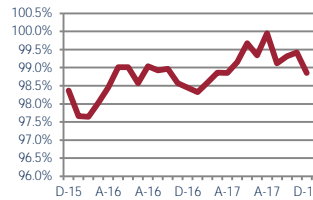
267



**Down -5%**  
Vs. Year Ago

**Sold Vs. List Price**

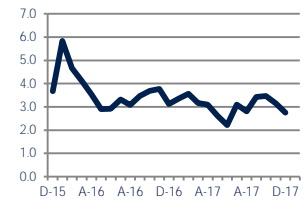
98.9%



**No Change**  
Vs. Year Ago

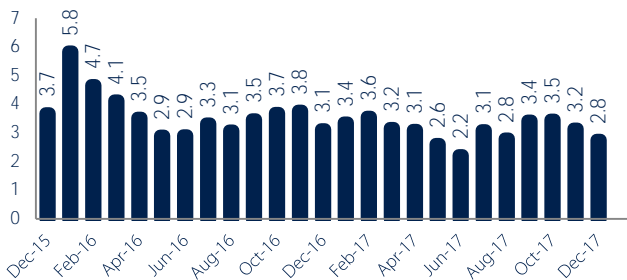
**Months of Supply**

2.8



**Down -12%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

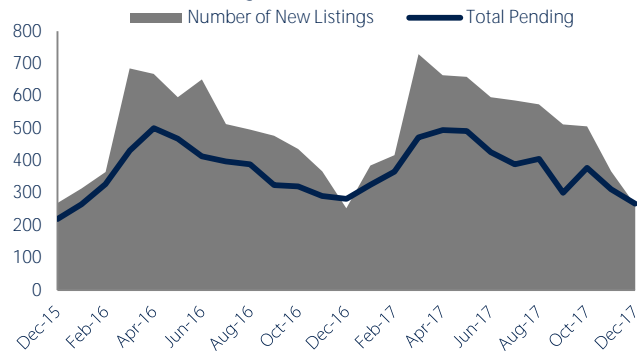
In December, there was 2.7 months of supply available in Frederick County, compared to 3.1 in December 2016. That is a decrease of 12% versus a year ago.

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.

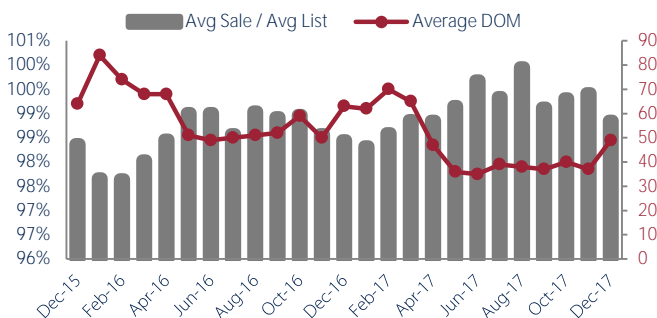
**New Listings & Current Contracts**

This month there were 263 homes newly listed for sale in Frederick County compared to 253 in December 2016, an increase of 4%. There were 267 current contracts pending sale this December compared to 282 a year ago. The number of current contracts is 5% lower 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 98.9% 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 49, lower than the average last year, which was 63, a decrease of 22%.



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