



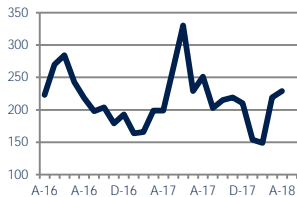
Focus On: Frederick Housing Market

April 2018

Zip Code(s): 21701, 21702, 21703, 21704, 21714 and 21717

Units Sold

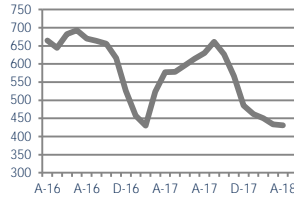
229



Up 15%
Vs. Year Ago

Active Inventory

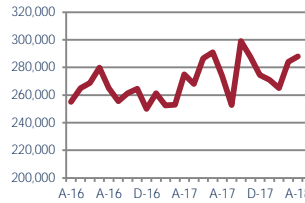
431



Down -25%
Vs. Year Ago

Median Sale Price

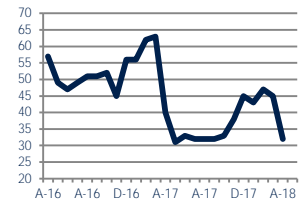
\$288,000



Up 5%
Vs. Year Ago

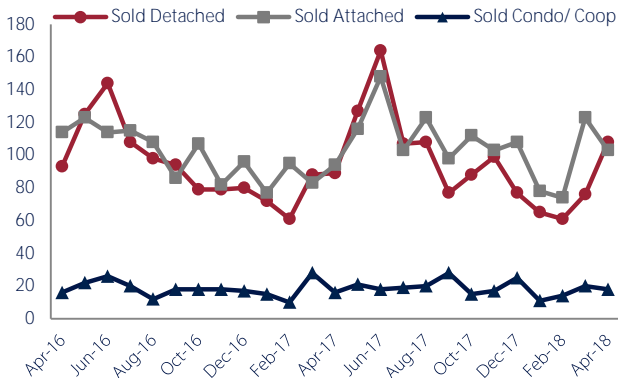
Days On Market

32



Down -20%
Vs. Year Ago

Units Sold*



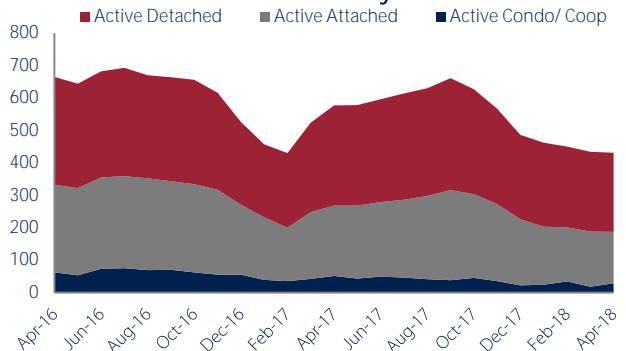
Units Sold

There was an increase in total units sold in April, with 229 sold this month in Frederick versus 219 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 15% versus April 2017.

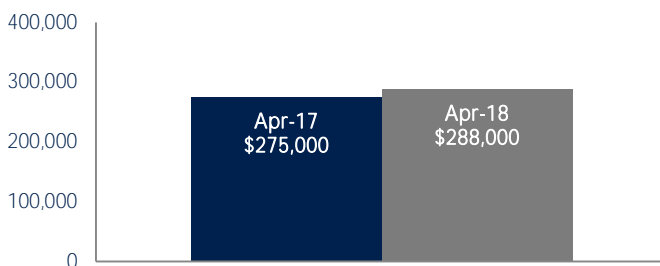
Active Inventory

Versus last year, the total number of homes available this month is lower by 146 units or 25%. The total number of active inventory this April was 431 compared to 577 in April 2017. This month's total of 431 is lower than the previous month's total supply of available inventory of 434, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Frederick Homes was \$275,000. This April, the median sale price was \$288,000, an increase of 5% or \$13,000 compared to last year. The current median sold price is 1% higher 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.



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*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.



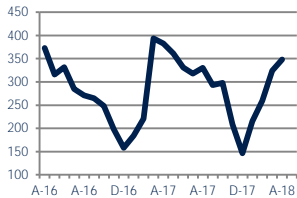
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New Listings

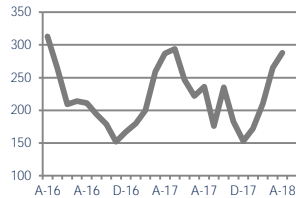
348



Down -9%
Vs. Year Ago

Current Contracts

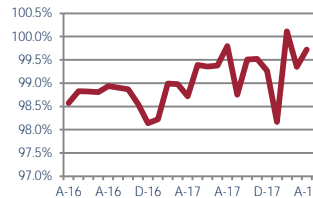
288



No Change
Vs. Year Ago

Sold Vs. List Price

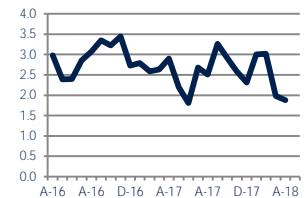
99.7%



Up 1%
Vs. Year Ago

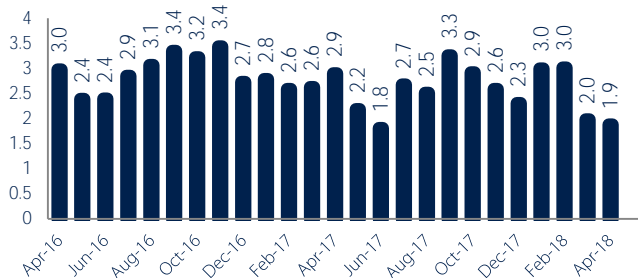
Months of Supply

1.9



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

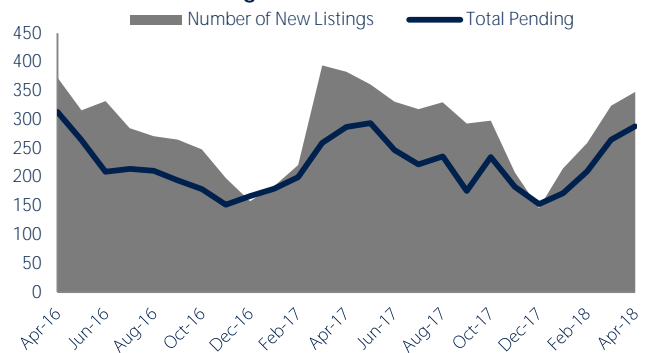
In April, there was 1.9 months of supply available in Frederick, compared to 2.9 in April 2017. That is a decrease of 35% versus a year ago.

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.

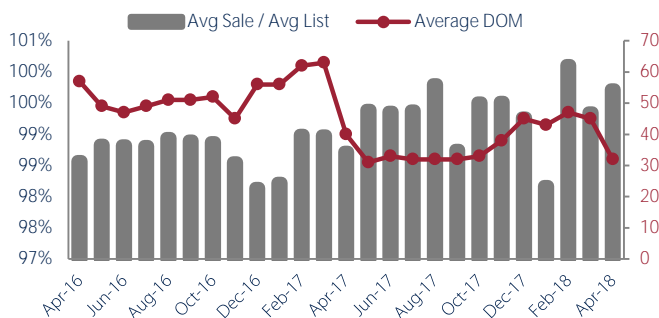
New Listings & Current Contracts

This month there were 348 homes newly listed for sale in Frederick compared to 383 in April 2017, a decrease of 9%. There were 288 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 9% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Frederick was 99.7% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 40, a decrease of 20%.



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