



The Long & Foster Market Minute™

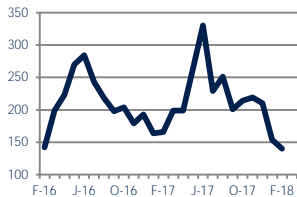
Focus On: **Frederick Housing Market**

February 2018

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

Units Sold

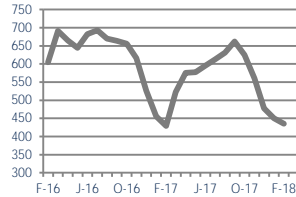
140



Down -16%
Vs. Year Ago

Active Inventory

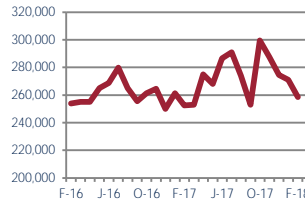
435



Up 1%
Vs. Year Ago

Median Sale Price

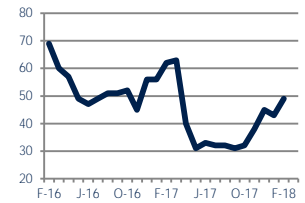
\$258,450



Up 2%
Vs. Year Ago

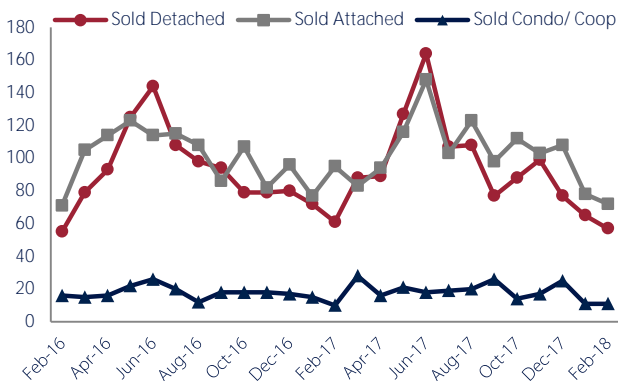
Days On Market

49



Down -21%
Vs. Year Ago

Units Sold*



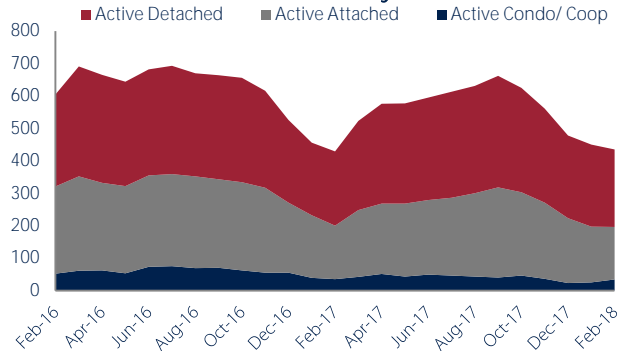
Units Sold

There was a decrease in total units sold in February, with 140 sold this month in Frederick versus 154 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 16% versus February 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 1%. The total number of active inventory this February was 435 compared to 429 in February 2017. This month's total of 435 is lower than the previous month's total supply of available inventory of 450, a decrease of 3%.

Active Inventory*

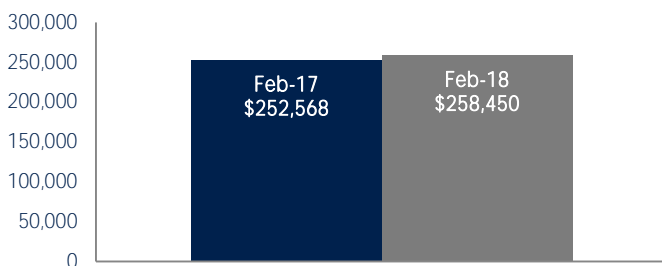


Median Sale Price

Last February, the median sale price for Frederick Homes was \$252,568. This February, the median sale price was \$258,450, an increase of 2% or \$5,882 compared to last year. The current median sold price is 5% lower than in January.

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

Median Sale Price



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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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





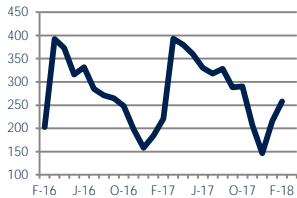
Focus On: Frederick Housing Market

February 2018

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New Listings

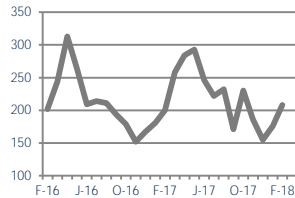
258



Up 17%
Vs. Year Ago

Current Contracts

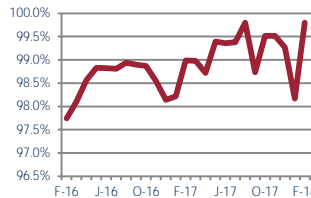
208



Up 4%
Vs. Year Ago

Sold Vs. List Price

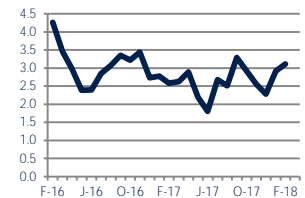
99.8%



Up 0.8%
Vs. Year Ago

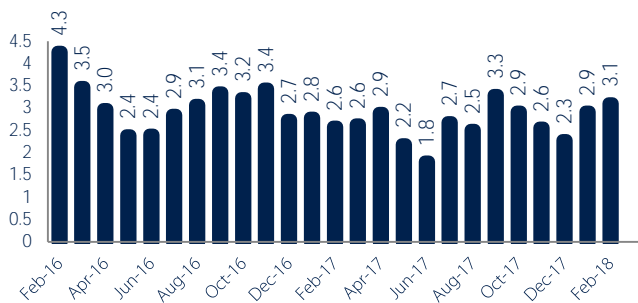
Months of Supply

3.1



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

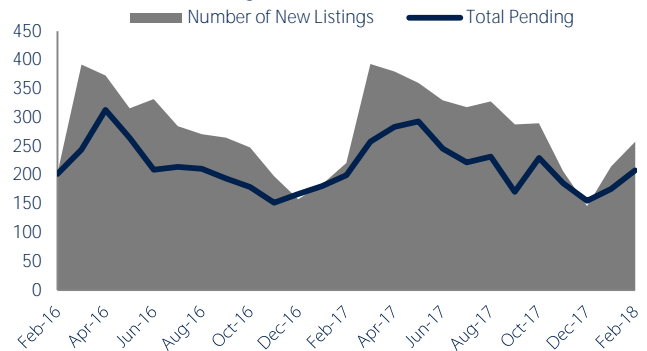
In February, there was 3.1 months of supply available in Frederick, compared to 2.6 in February 2017. That is an increase of 20% versus a year ago.

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.

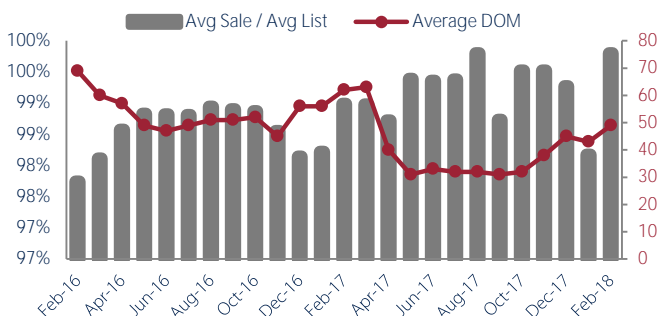
New Listings & Current Contracts

This month there were 258 homes newly listed for sale in Frederick compared to 221 in February 2017, an increase of 17%. There were 208 current contracts pending sale this February compared to 200 a year ago. The number of current contracts is 4% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Frederick was 99.8% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 62, a decrease of 21%.



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