

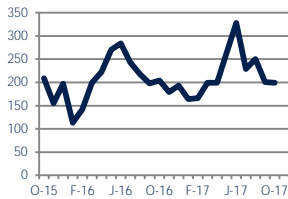
Focus On: Frederick Housing Market

October 2017

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

Units Sold

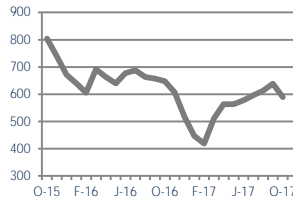
199



Down -2%
Vs. Year Ago

Active Inventory

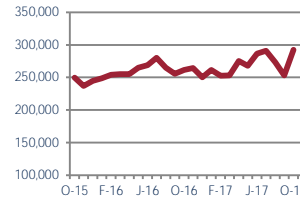
589



Down -9%
Vs. Year Ago

Median Sale Price

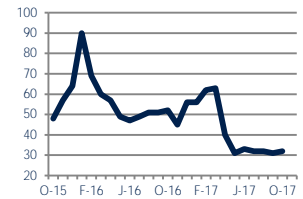
\$292,500



Up 12%
Vs. Year Ago

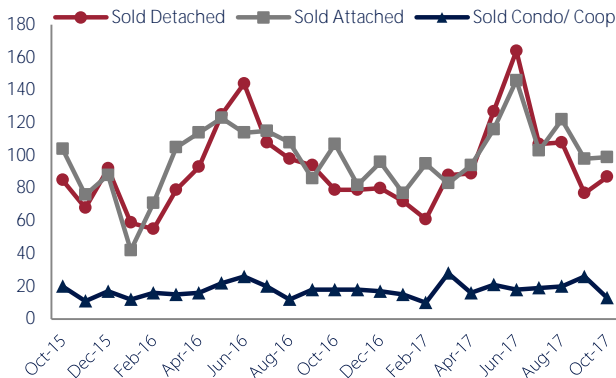
Days On Market

32



Down -38%
Vs. Year Ago

Units Sold*



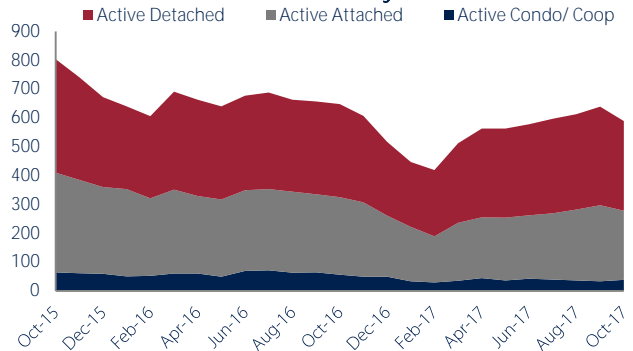
Units Sold

There was a decrease in total units sold in October, with 199 sold this month in Frederick versus 201 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 2% versus October 2016.

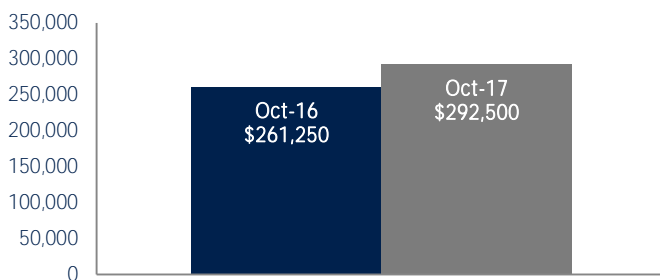
Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 9%. The total number of active inventory this October was 589 compared to 648 in October 2016. This month's total of 589 is lower than the previous month's total supply of available inventory of 639, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Frederick Homes was \$261,250. This October, the median sale price was \$292,500, an increase of 12% or \$31,250 compared to last year. The current median sold price is 16% higher than in September.

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

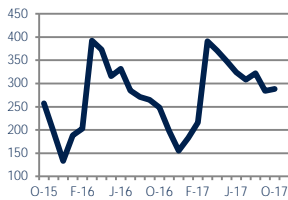
Focus On: Frederick Housing Market

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New Listings

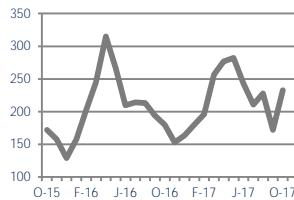
288



Up 16%
Vs. Year Ago

Current Contracts

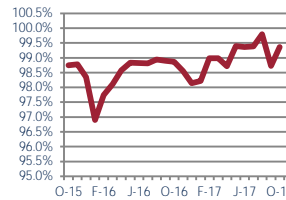
233



Up 29%
Vs. Year Ago

Sold Vs. List Price

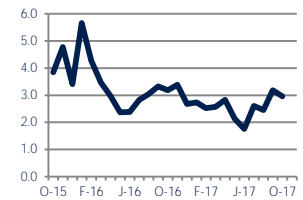
99.4%



No Change
Vs. Year Ago

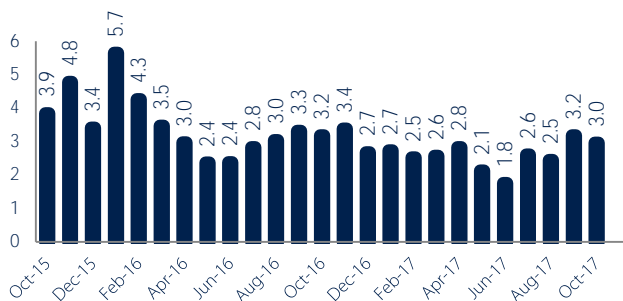
Months of Supply

3.0



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

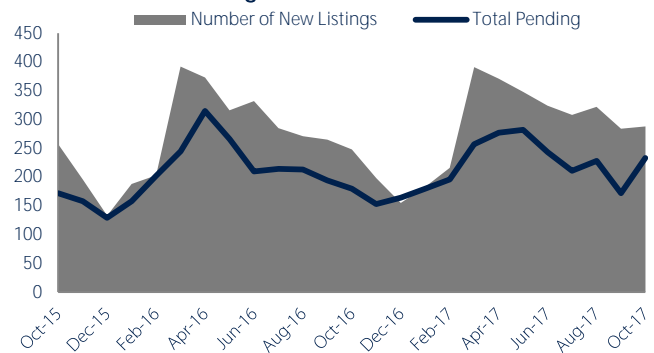
In October, there was 3.0 months of supply available in Frederick, compared to 3.2 in October 2016. That is a decrease of 7% versus a year ago.

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.

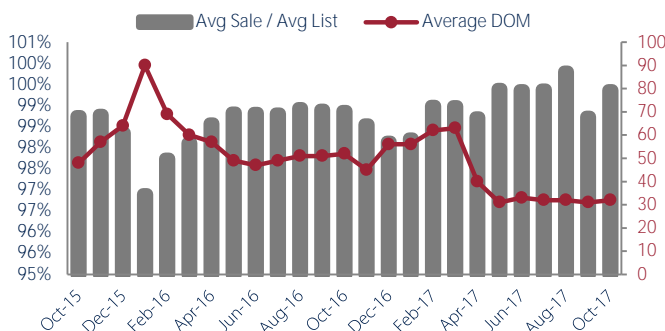
New Listings & Current Contracts

This month there were 288 homes newly listed for sale in Frederick compared to 248 in October 2016, an increase of 16%. There were 233 current contracts pending sale this October compared to 180 a year ago. The number of current contracts is 29% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Frederick was 99.4% 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 32, lower than the average last year, which was 52, a decrease of 38%.