

THE LONG & FOSTER MARKET MINUTE™

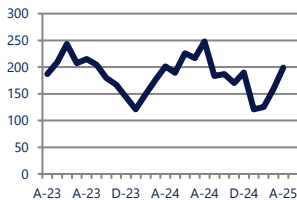
FOCUS ON: **FREDERICK HOUSING MARKET**

APRIL 2025

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

Units Sold

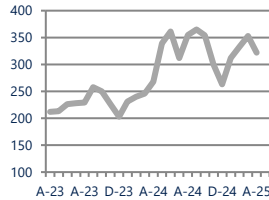
199



Down -1%
Vs. Year Ago

Active Inventory

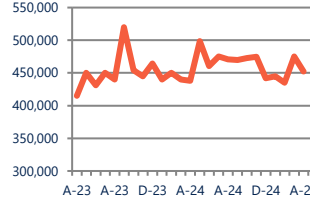
322



Up 20%
Vs. Year Ago

Median Sale Price

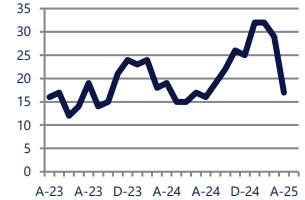
\$452,000



Up 3%
Vs. Year Ago

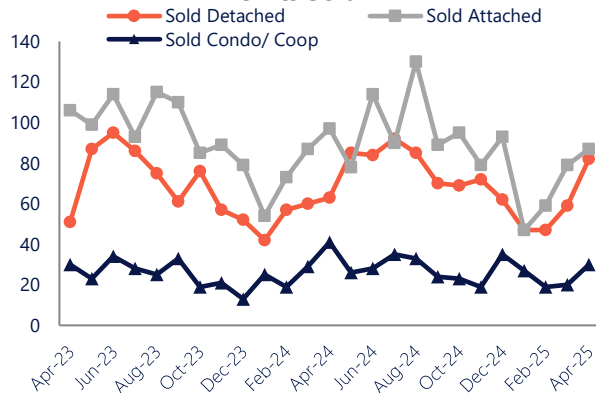
Days On Market

17



Down -11%
Vs. Year Ago

Units Sold*



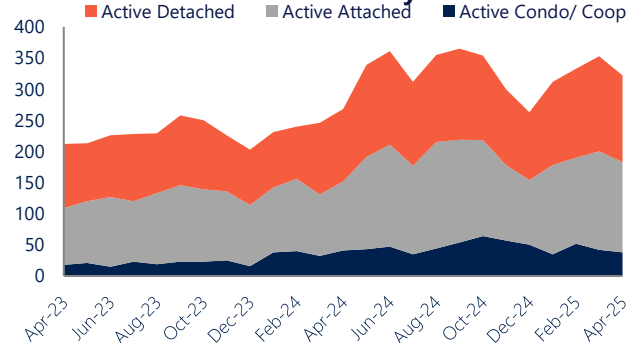
Units Sold

There was an increase in total units sold in April, with 199 sold this month in Frederick versus 158 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 1% versus April 2024.

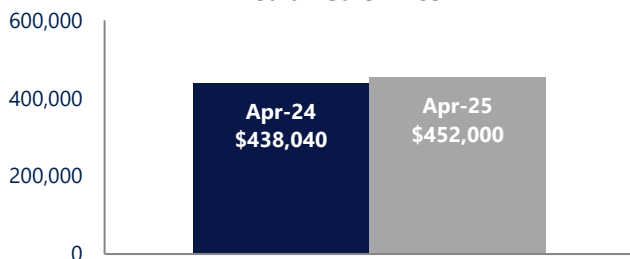
Active Inventory

Versus last year, the total number of homes available this month is higher by 54 units or 20%. The total number of active inventory this April was 322 compared to 268 in April 2024. This month's total of 322 is lower than the previous month's total supply of available inventory of 353, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Frederick Homes was \$438,040. This April, the median sale price was \$452,000, an increase of 3% or \$13,960 compared to last year. The current median sold price is 5% lower 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.

Frederick are defined as properties listed in zip code/s 21701, 21702, 21703, 21704, 21714 and 21717.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

THE LONG & FOSTER MARKET MINUTE™

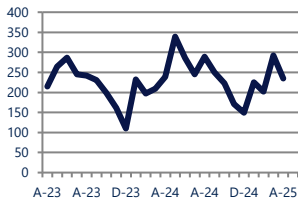
FOCUS ON: **FREDERICK HOUSING MARKET**

APRIL 2025

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

New Listings

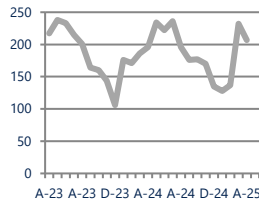
235



Down -2%
Vs. Year Ago

Current Contracts

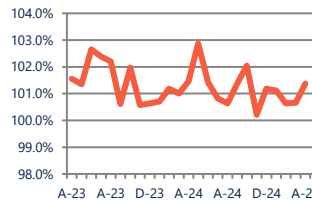
207



Up 6%
Vs. Year Ago

Sold Vs. List Price

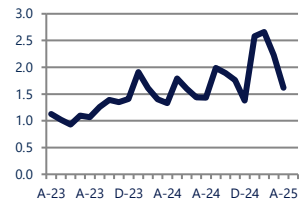
101.4%



No Change
Vs. Year Ago

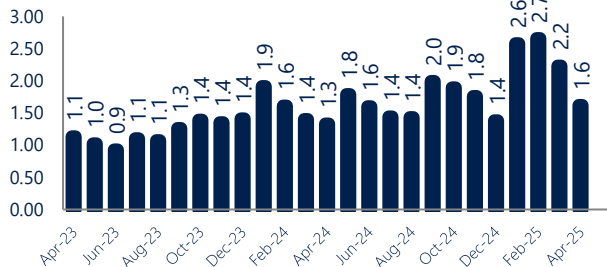
Months of Supply

1.6



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

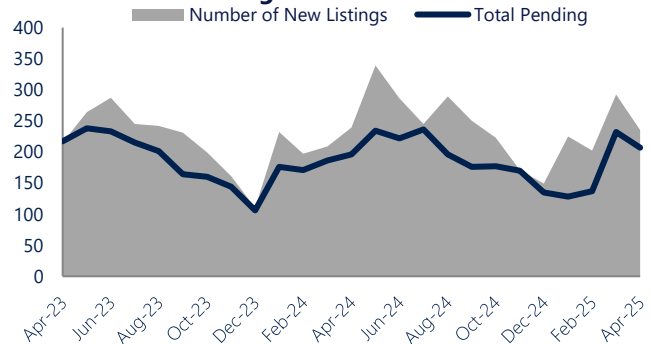
In April, there was 1.6 months of supply available in Frederick, compared to 1.3 in April 2024. That is an increase of 21% versus a year ago.

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.

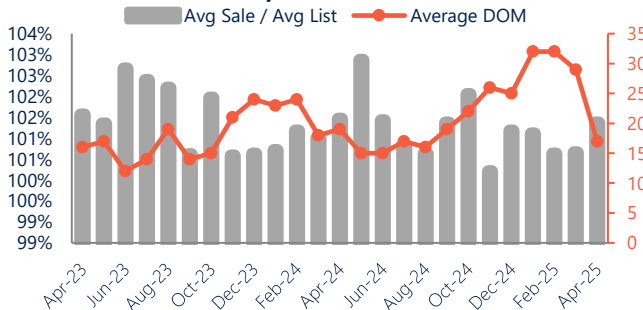
New Listings & Current Contracts

This month there were 235 homes newly listed for sale in Frederick compared to 239 in April 2024, a decrease of 2%. There were 207 current contracts pending sale this April compared to 196 a year ago. The number of current contracts is 6% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Frederick was 101.4% 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 17, lower than the average last year, which was 19, a decrease of 11%.

Frederick are defined as properties listed in zip code/s 21701, 21702, 21703, 21704, 21714 and 21717.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.