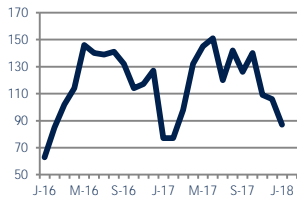




Units Sold

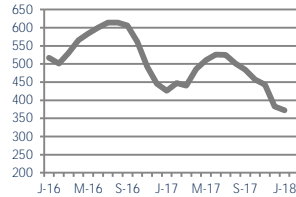
87



Up 13%
Vs. Year Ago

Active Inventory

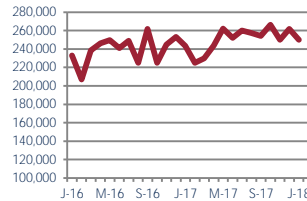
372



Down -13%
Vs. Year Ago

Median Sale Price

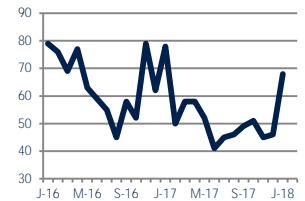
\$250,000



Up 3%
Vs. Year Ago

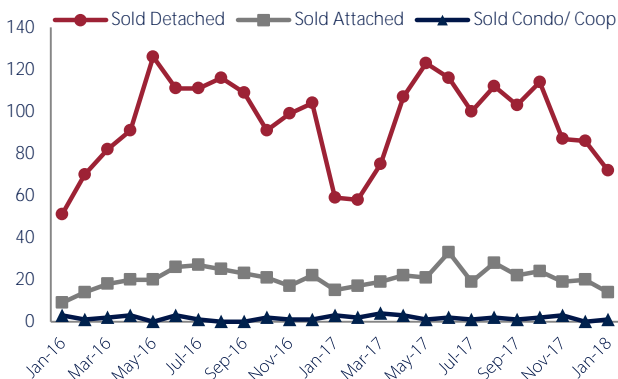
Days On Market

68



Down -13%
Vs. Year Ago

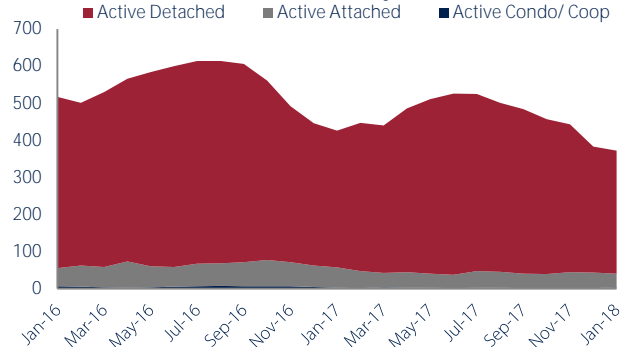
Units Sold*



Units Sold

There was a decrease in total units sold in January, with 87 sold this month in Frederick County versus 106 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 13% versus January 2017.

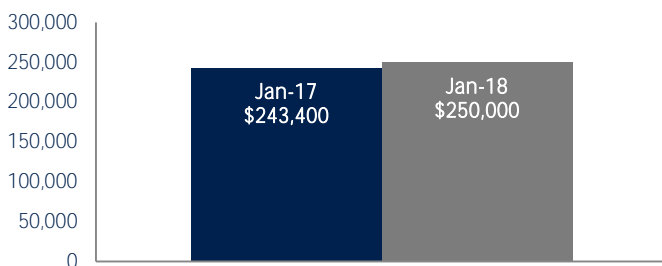
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 13%. The total number of active inventory this January was 372 compared to 426 in January 2017. This month's total of 372 is lower than the previous month's total supply of available inventory of 383, a decrease of 3%.

Median Sale Price



Median Sale Price

Last January, the median sale price for Frederick County Homes was \$243,400. This January, the median sale price was \$250,000, an increase of 3% or \$6,600 compared to last year. The current median sold price is 5% lower than in December.

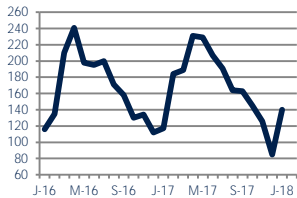
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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

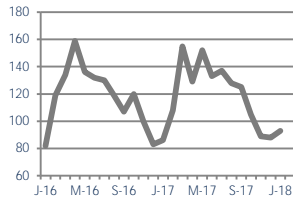
140



Up 20%
Vs. Year Ago

Current Contracts

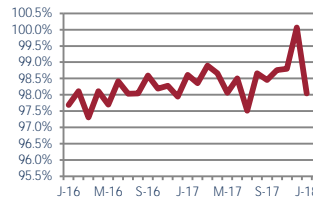
93



Up 8%
Vs. Year Ago

Sold Vs. List Price

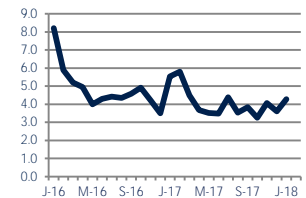
98.0%



Down -0.6%
Vs. Year Ago

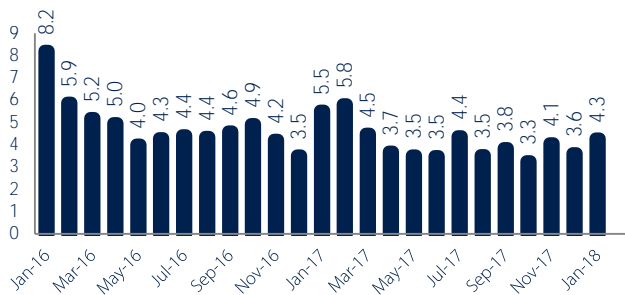
Months of Supply

4.3



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

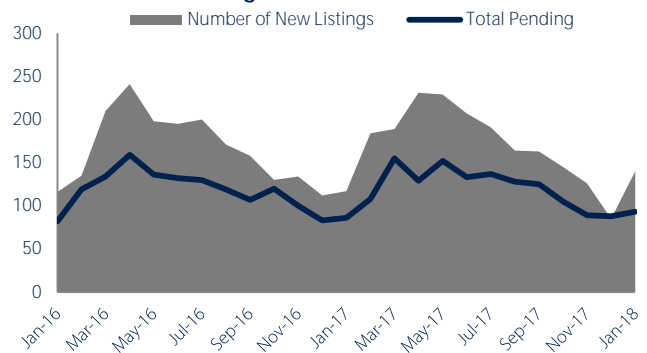
In January, there was 4.3 months of supply available in Frederick County, compared to 5.5 in January 2017. That is a decrease of 23% versus a year ago.

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.

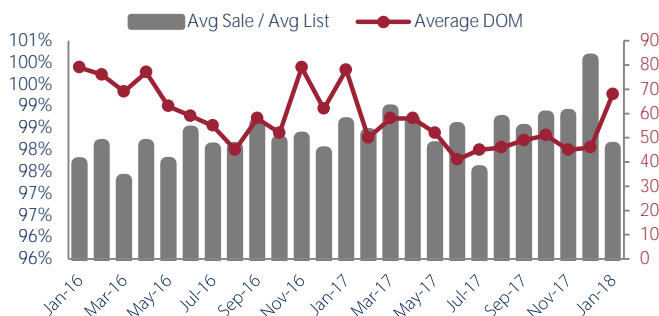
New Listings & Current Contracts

This month there were 140 homes newly listed for sale in Frederick County compared to 117 in January 2017, an increase of 20%. There were 93 current contracts pending sale this January compared to 86 a year ago. The number of current contracts is 8% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Frederick County was 98.0% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 68, lower than the average last year, which was 78, a decrease of 13%.



*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.

