

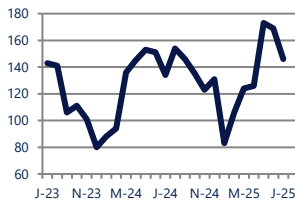
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICK COUNTY HOUSING MARKET**

JULY 2025

Units Sold

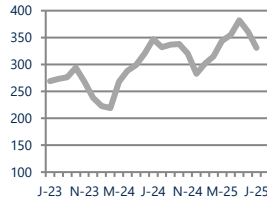
146



Up 9%
Vs. Year Ago

Active Inventory

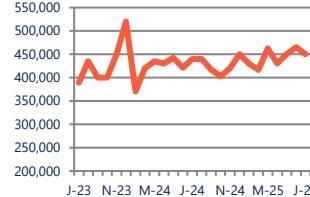
331



Down -5%
Vs. Year Ago

Median Sale Price

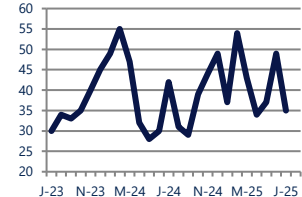
\$450,000



Up 2%
Vs. Year Ago

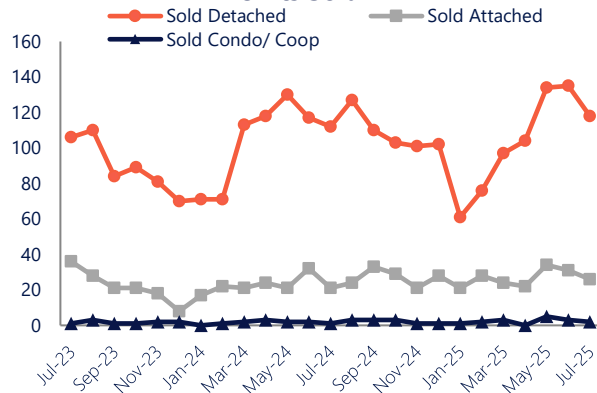
Days On Market

35



Down -17%
Vs. Year Ago

Units Sold*



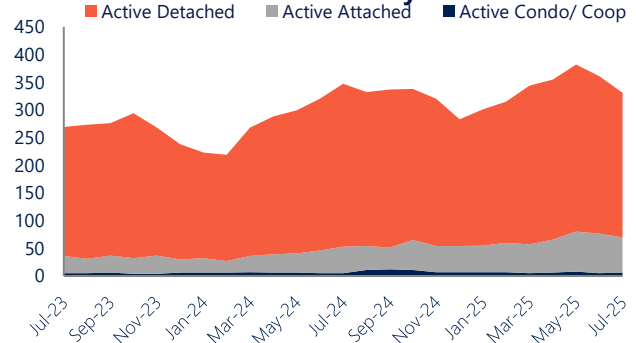
Units Sold

There was a decrease in total units sold in July, with 146 sold this month in Frederick County versus 169 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 5%. The total number of active inventory this July was 331 compared to 347 in July 2024. This month's total of 331 is lower than the previous month's total supply of available inventory of 361, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Frederick County Homes was \$440,000. This July, the median sale price was \$450,000, an increase of 2% or \$10,000 compared to last year. The current median sold price is 3% lower than in June.

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

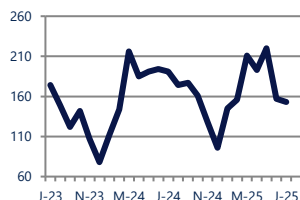
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICK COUNTY HOUSING MARKET**

JULY 2025

New Listings

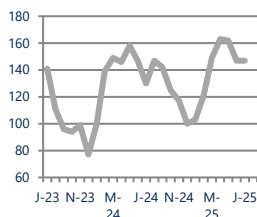
153



Down -20%
Vs. Year Ago

Current Contracts

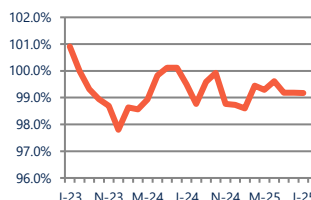
147



Up 13%
Vs. Year Ago

Sold Vs. List Price

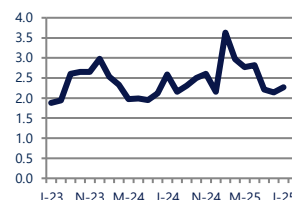
99.2%



No Change
Vs. Year Ago

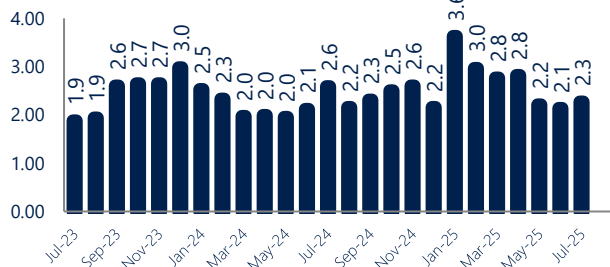
Months of Supply

2.3



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

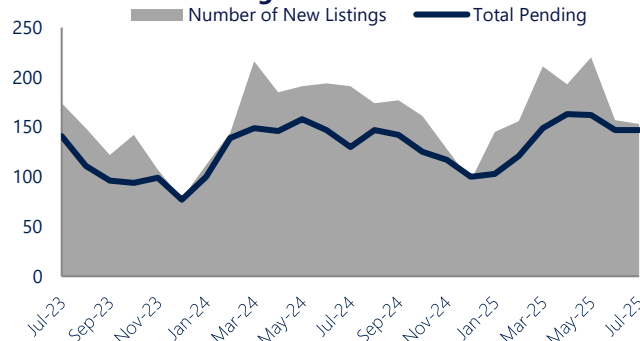
In July, there was 2.3 months of supply available in Frederick County, compared to 2.6 in July 2024. That is a decrease of 12% versus a year ago.

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.

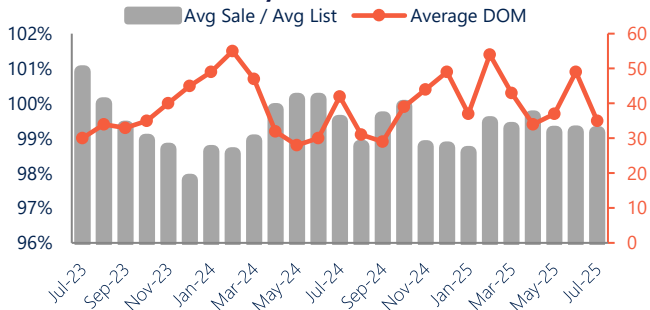
New Listings & Current Contracts

This month there were 153 homes newly listed for sale in Frederick County compared to 191 in July 2024, a decrease of 20%. There were 147 current contracts pending sale this July compared to 130 a year ago. The number of current contracts remained stable as compared to last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Frederick County was 99.2% 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 35, lower than the average last year, which was 42, a decrease of 17%.