

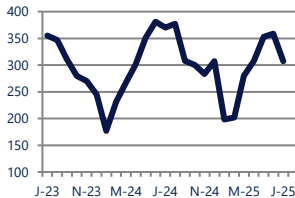
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICK COUNTY HOUSING MARKET**

JULY 2025

Units Sold

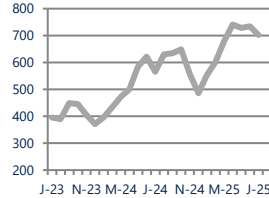
307



Down -17%
Vs. Year Ago

Active Inventory

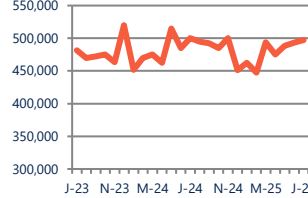
702



Up 24%
Vs. Year Ago

Median Sale Price

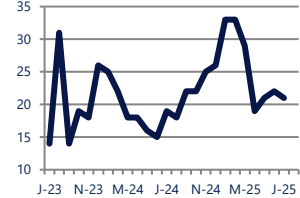
\$497,000



Down -1%
Vs. Year Ago

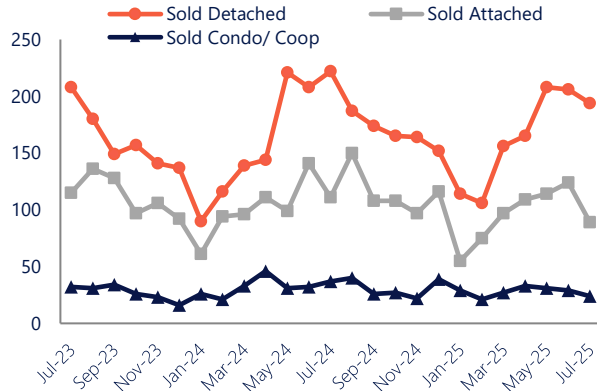
Days On Market

21



Up 11%
Vs. Year Ago

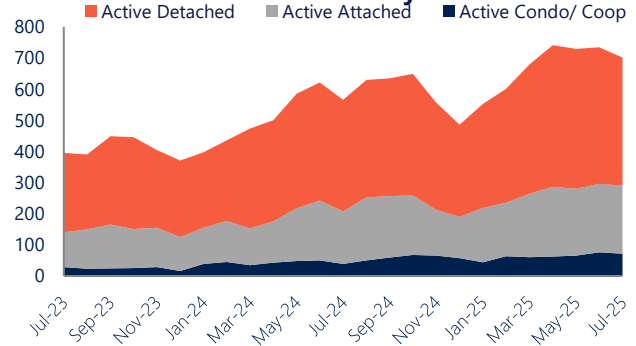
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 307 sold this month in Frederick County versus 359 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 17% versus July 2024.

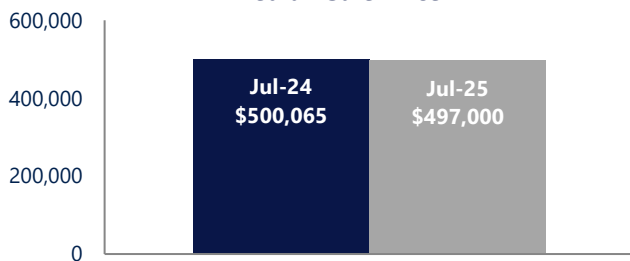
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 136 units or 24%. The total number of active inventory this July was 702 compared to 566 in July 2024. This month's total of 702 is lower than the previous month's total supply of available inventory of 734, a decrease of 4%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Frederick County Homes was \$500,065. This July, the median sale price was \$497,000, a decrease of 1% or \$3,065 compared to last year. The current median sold price is 1% higher 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.

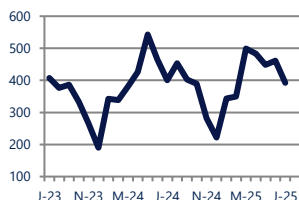
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICK COUNTY HOUSING MARKET**

JULY 2025

New Listings

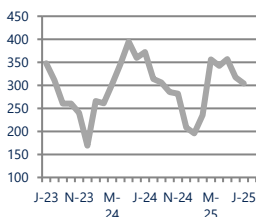
392



Down -2%
Vs. Year Ago

Current Contracts

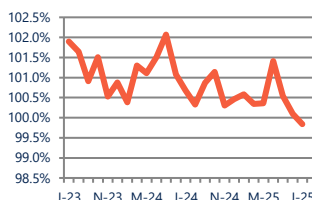
304



Down -18%
Vs. Year Ago

Sold Vs. List Price

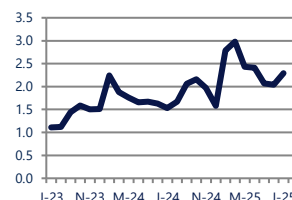
99.8%



Down -0.8%
Vs. Year Ago

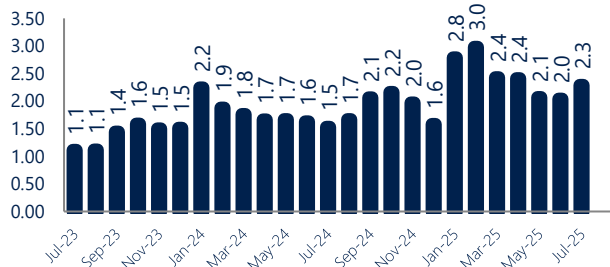
Months of Supply

2.3



Up 50%
Vs. Year Ago

Months Of Supply



Months of Supply

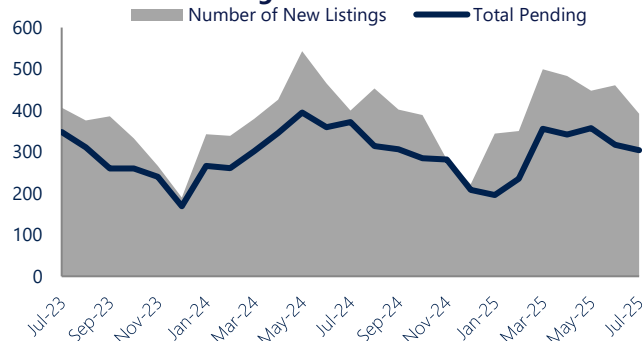
In July, there was 2.3 months of supply available in Frederick County, compared to 1.5 in July 2024. That is an increase of 49% versus a year ago.

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.

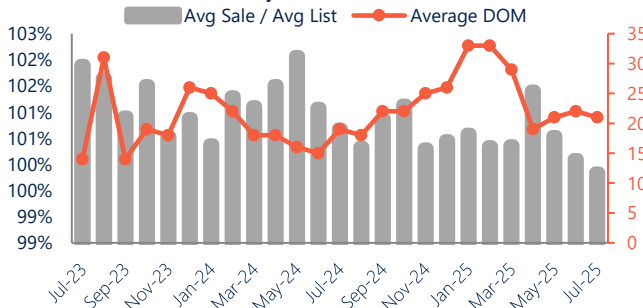
New Listings & Current Contracts

This month there were 392 homes newly listed for sale in Frederick County compared to 400 in July 2024, a decrease of 2%. There were 304 current contracts pending sale this July compared to 372 a year ago. The number of current contracts is 18% lower than 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 99.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 19, an increase of 11%.