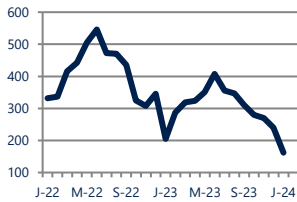


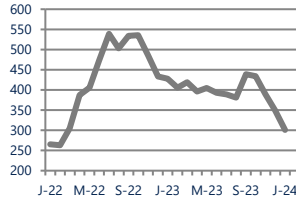


Units Sold 162



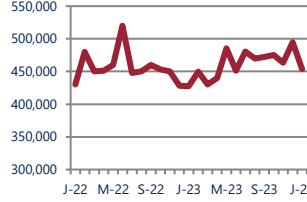
Down -21%
Vs. Year Ago

Active Inventory 301



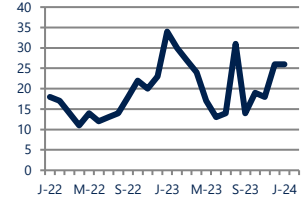
Down -30%
Vs. Year Ago

Median Sale Price \$453,457



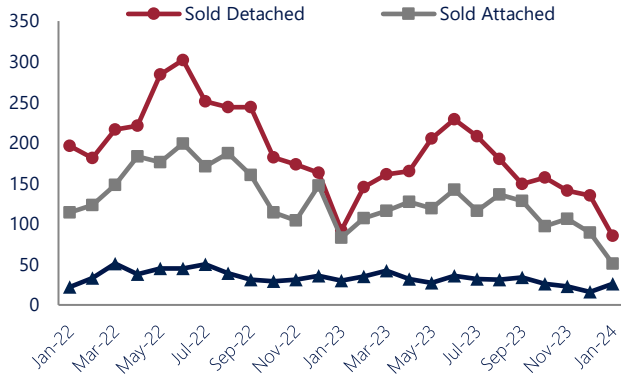
Up 6%
Vs. Year Ago

Days On Market 26



Down -24%
Vs. Year Ago

Units Sold*



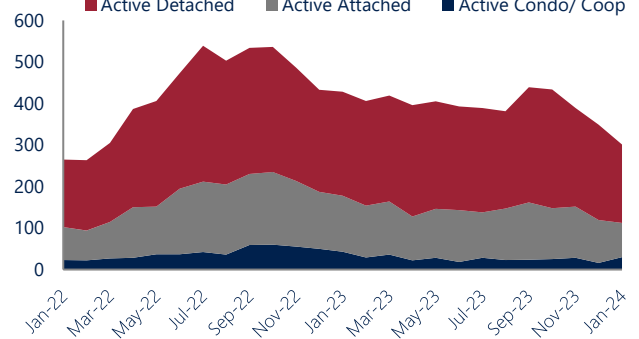
Units Sold

There was a decrease in total units sold in January, with 162 sold this month in Frederick County versus 240 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 21% versus January 2023.

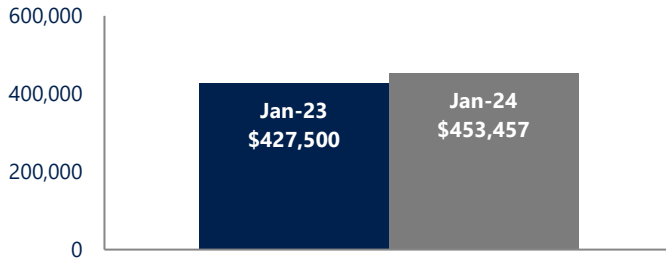
Active Inventory

Versus last year, the total number of homes available this month is lower by 127 units or 30%. The total number of active inventory this January was 301 compared to 428 in January 2023. This month's total of 301 is lower than the previous month's total supply of available inventory of 349, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Frederick County Homes was \$427,500. This January, the median sale price was \$453,457, an increase of 6% or \$25,957 compared to last year. The current median sold price is 8% lower than in December.

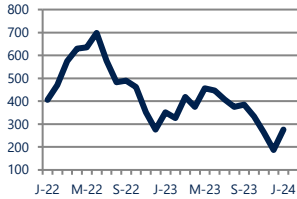
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*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 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.



New Listings

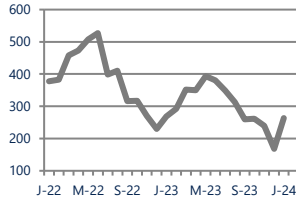
276



Down -22%
Vs. Year Ago

Current Contracts

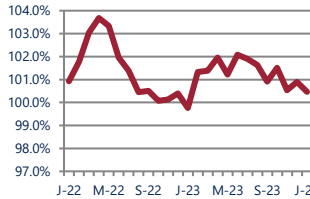
263



Down -2%
Vs. Year Ago

Sold Vs. List Price

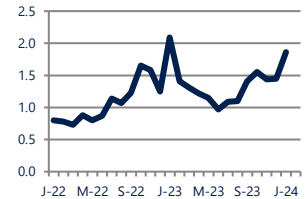
100.5%



Up 0.7%
Vs. Year Ago

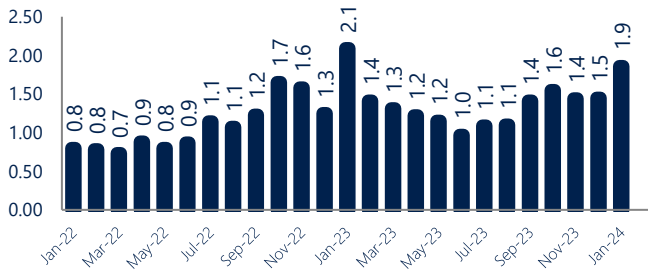
Months of Supply

1.9



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

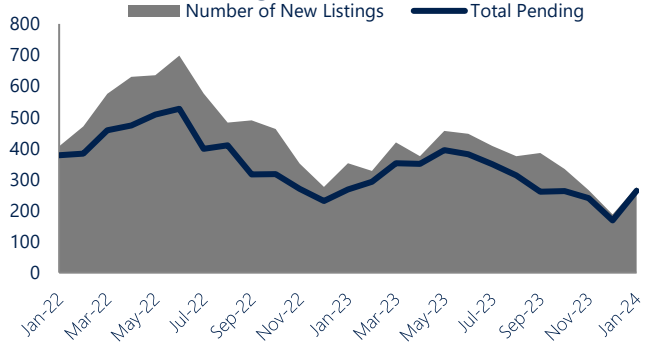
In January, there was 1.9 months of supply available in Frederick County, compared to 2.1 in January 2023. That is a decrease of 11% versus a year ago.

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.

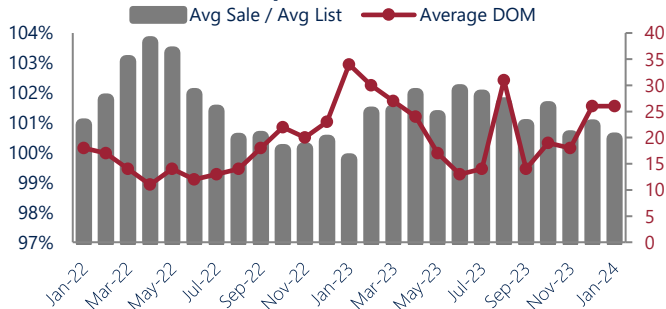
New Listings & Current Contracts

This month there were 276 homes newly listed for sale in Frederick County compared to 352 in January 2023, a decrease of 22%. There were 263 current contracts pending sale this January compared to 268 a year ago. The number of current contracts is 2% lower 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 100.5% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 34, a decrease of 24%.