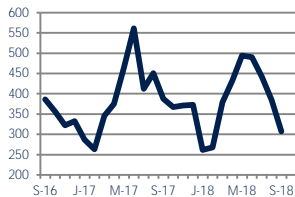




Units Sold

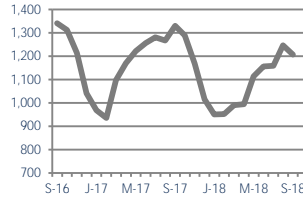
307



Down -21%
Vs. Year Ago

Active Inventory

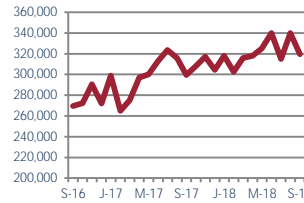
1,208



Down -9%
Vs. Year Ago

Median Sale Price

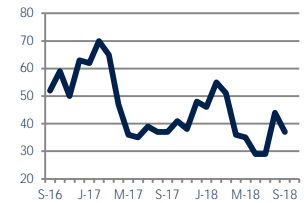
\$319,450



Up 7%
Vs. Year Ago

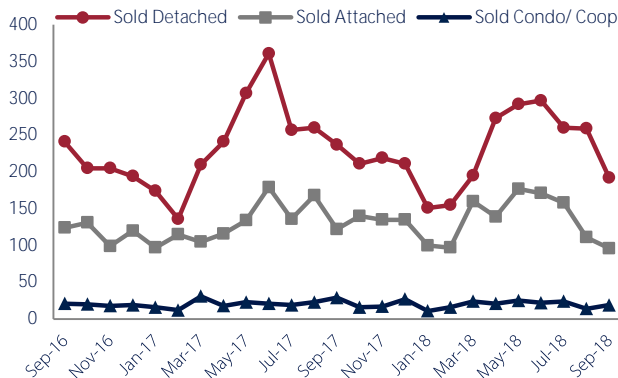
Days On Market

37



No Change
Vs. Year Ago

Units Sold*



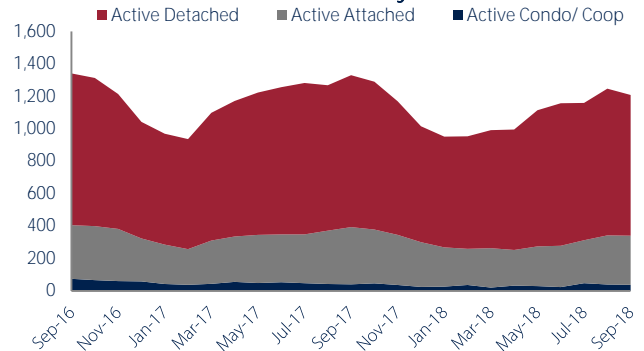
Units Sold

There was a decrease in total units sold in September, with 307 sold this month in Frederick County versus 384 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 21% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 122 units or 9%. The total number of active inventory this September was 1,208 compared to 1,330 in September 2017. This month's total of 1,208 is lower than the previous month's total supply of available inventory of 1,247, a decrease of 3%.

Active Inventory*



Median Sale Price

Last September, the median sale price for Frederick County Homes was \$299,464. This September, the median sale price was \$319,450, an increase of 7% or \$19,986 compared to last year. The current median sold price is 6% lower than in August.

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

Median Sale Price

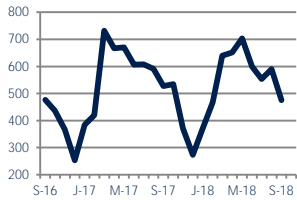


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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

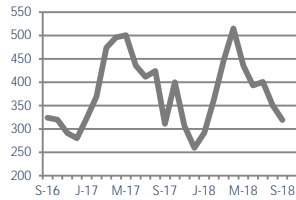
475



Down -10%
Vs. Year Ago

Current Contracts

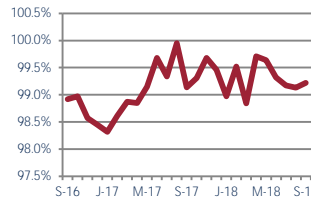
319



Up 3%
Vs. Year Ago

Sold Vs. List Price

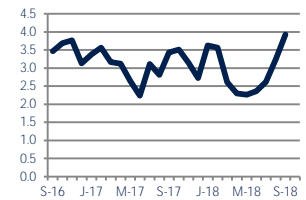
99.2%



No Change
Vs. Year Ago

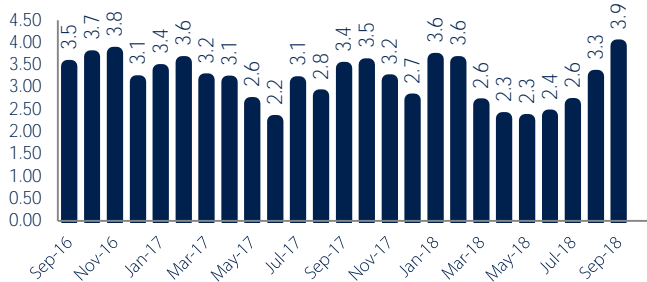
Months of Supply

3.9



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

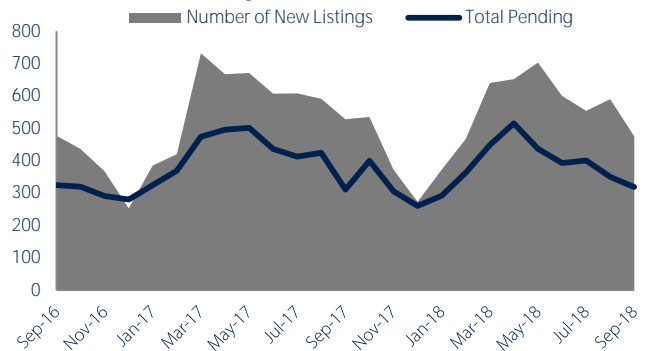
In September, there was 3.9 months of supply available in Frederick County, compared to 3.4 in September 2017. That is an increase of 15% versus a year ago.

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.

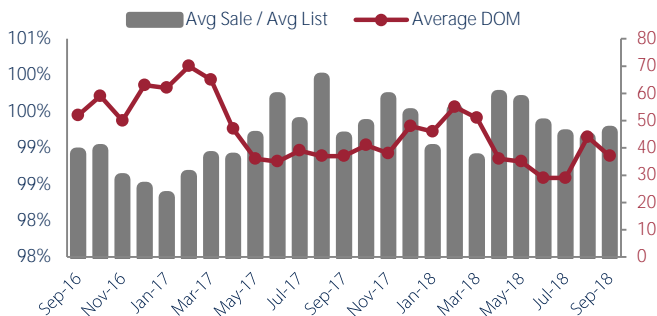
New Listings & Current Contracts

This month there were 475 homes newly listed for sale in Frederick County compared to 528 in September 2017, a decrease of 10%. There were 319 current contracts pending sale this September compared to 311 a year ago. The number of current contracts is 3% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, 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 37, which is similar compared to a year ago.



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