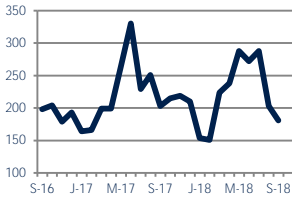


Focus On: Frederick Housing Market

September 2018

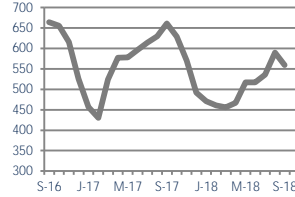
Zip Code(s): 21701, 21702, 21703, 21704, 21714 and 21717

Units Sold
181



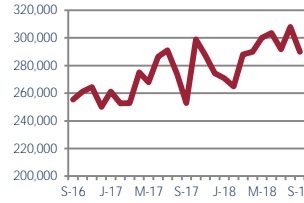
Down -11%
Vs. Year Ago

Active Inventory
559



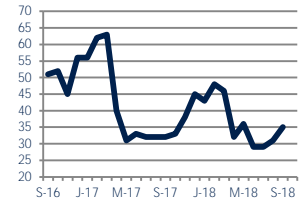
Down -15%
Vs. Year Ago

Median Sale Price
\$290,000



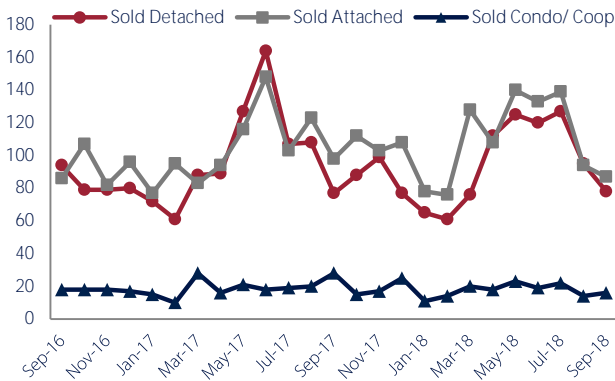
Up 15%
Vs. Year Ago

Days On Market
35



Up 9%
Vs. Year Ago

Units Sold*



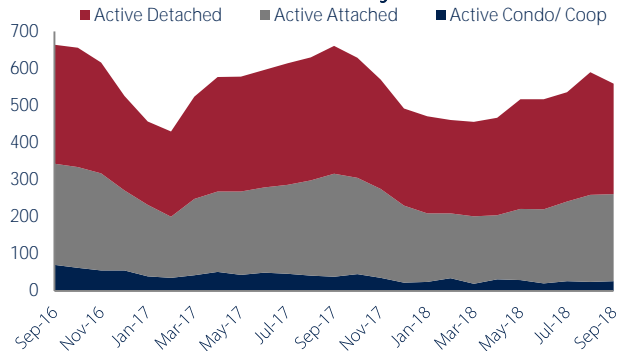
Units Sold

There was a decrease in total units sold in September, with 181 sold this month in Frederick versus 203 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 11% versus September 2017.

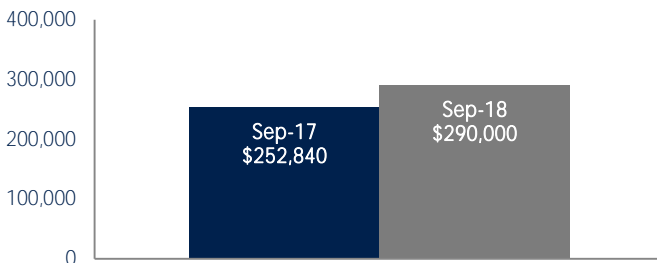
Active Inventory

Versus last year, the total number of homes available this month is lower by 102 units or 15%. The total number of active inventory this September was 559 compared to 661 in September 2017. This month's total of 559 is lower than the previous month's total supply of available inventory of 590, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Frederick Homes was \$252,840. This September, the median sale price was \$290,000, an increase of 15% or \$37,160 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.

Frederick are defined as properties listed in zip code/s 21701, 21702, 21703, 21704, 21714 and 21717.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





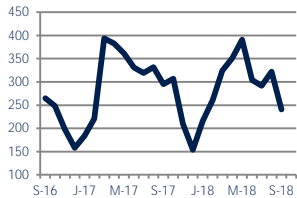
Focus On: Frederick Housing Market

September 2018

Zip Code(s): 21701, 21702, 21703, 21704, 21714 and 21717

New Listings

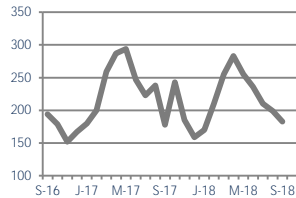
241



Down -18%
Vs. Year Ago

Current Contracts

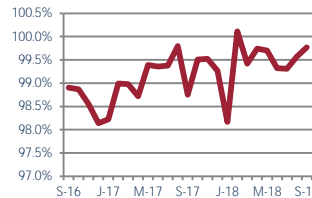
183



Up 3%
Vs. Year Ago

Sold Vs. List Price

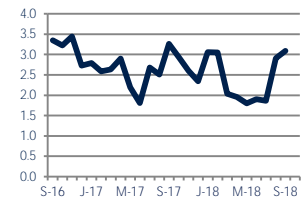
99.8%



Up 1%
Vs. Year Ago

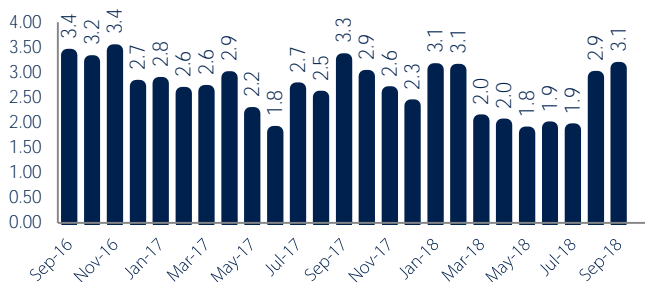
Months of Supply

3.1



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

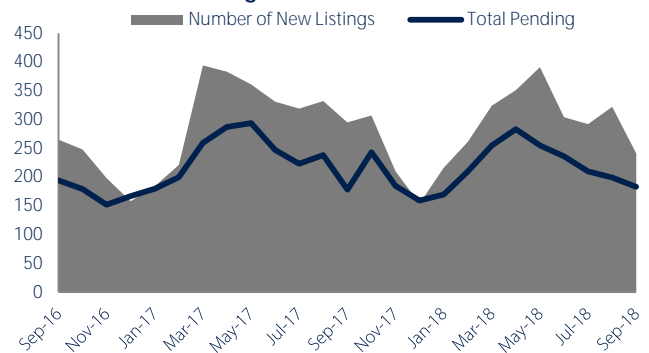
In September, there was 3.1 months of supply available in Frederick, compared to 3.3 in September 2017. That is a decrease of 5% versus a year ago.

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.

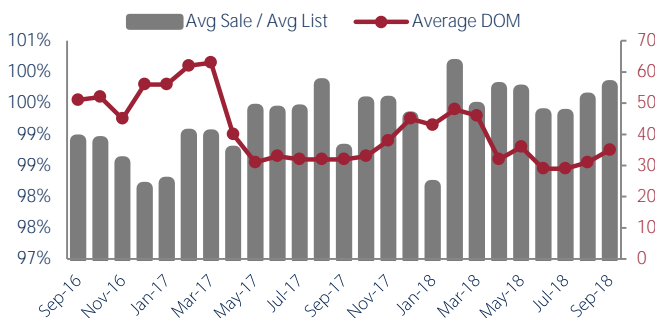
New Listings & Current Contracts

This month there were 241 homes newly listed for sale in Frederick compared to 295 in September 2017, a decrease of 18%. There were 183 current contracts pending sale this September compared to 178 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 was 99.8% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 32, an increase of 9%.



Frederick are defined as properties listed in zip code/s 21701, 21702, 21703, 21704, 21714 and 21717.

*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.

