

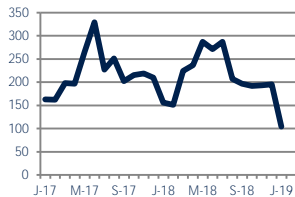
Focus On: Frederick Housing Market

January 2019

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

Units Sold

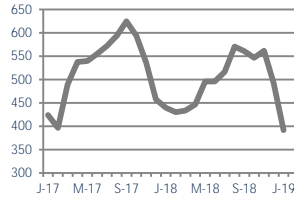
104



Down -33%
Vs. Year Ago

Active Inventory

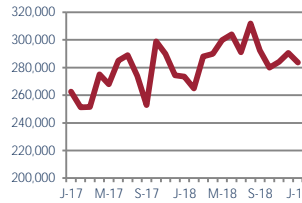
392



Down -11%
Vs. Year Ago

Median Sale Price

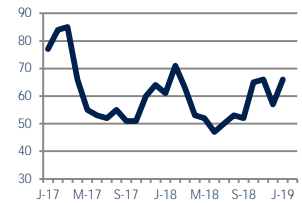
\$283,750



Up 4%
Vs. Year Ago

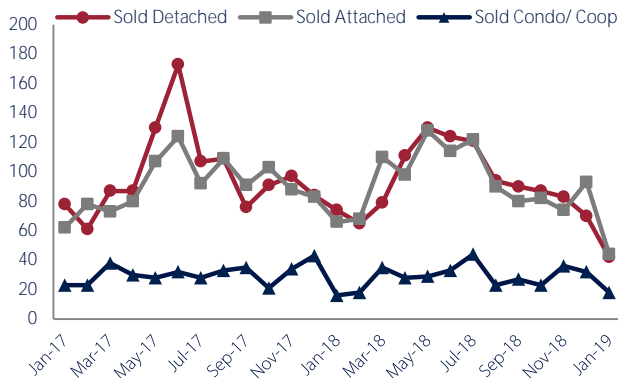
Days On Market

66



Up 8%
Vs. Year Ago

Units Sold*



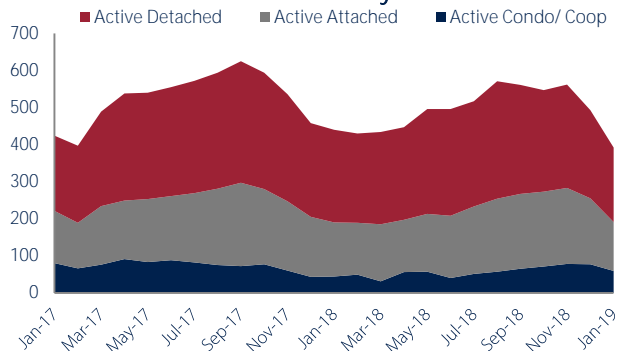
Units Sold

There was a decrease in total units sold in January, with 104 sold this month in Frederick. This month's total units sold was lower than at this time last year.

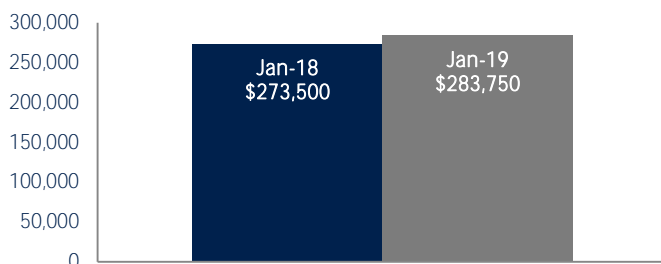
Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 11%. The total number of active inventory this January was 392 compared to 440 in January 2018. This month's total of 392 is lower than the previous month's total supply of available inventory of 493, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Frederick Homes was \$273,500. This January, the median sale price was \$283,750, an increase of 4% or \$10,250 compared to last year. The current median sold price is 2% 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.

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*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





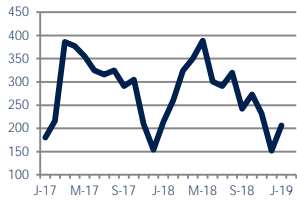
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January 2019

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New Listings

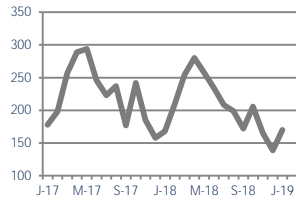
206



Down -4%
Vs. Year Ago

Current Contracts

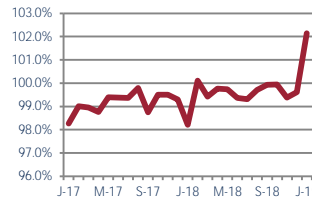
170



Up 1%
Vs. Year Ago

Sold Vs. List Price

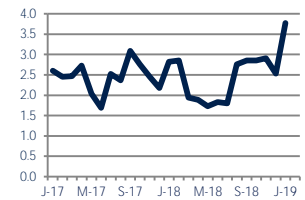
102.1%



Up 4%
Vs. Year Ago

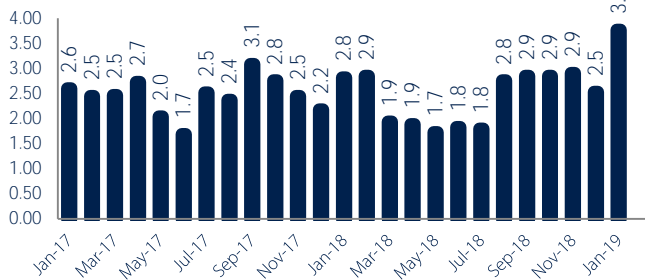
Months of Supply

3.8



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

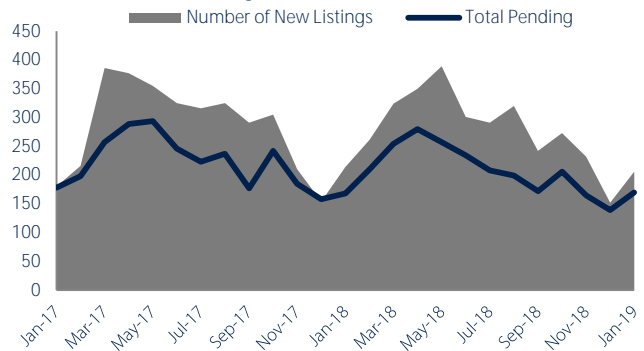
In January, there was 3.8 months of supply available in Frederick, compared to 2.8 in January 2018. That is an increase of 34% versus a year ago.

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.

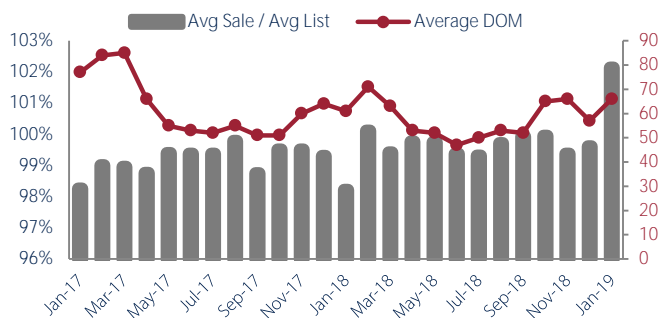
New Listings & Current Contracts

This month there were 206 homes newly listed for sale in Frederick compared to 214 in January 2018, a decrease of 4%. There were 170 current contracts pending sale this January compared to 168 a year ago. The number of current contracts is 1% higher 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 was 102.1% of the average list price, which is 3.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 61, an increase of 8%.

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