

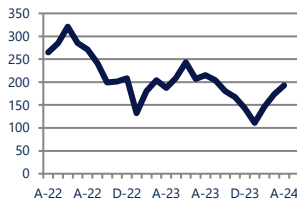
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICK HOUSING MARKET**

APRIL 2024

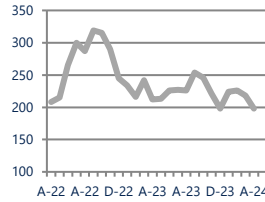
Zip Code(s): 21701, 21702, 21703, 21704, 21714 and 21717

Units Sold
193



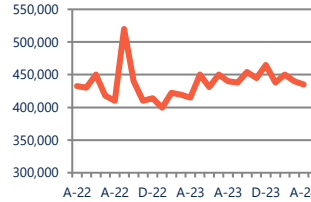
Up 3%
Vs. Year Ago

Active Inventory
198



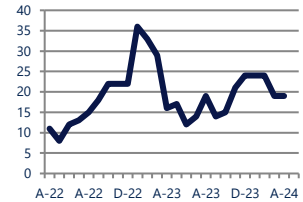
Down -7%
Vs. Year Ago

Median Sale Price
\$435,000

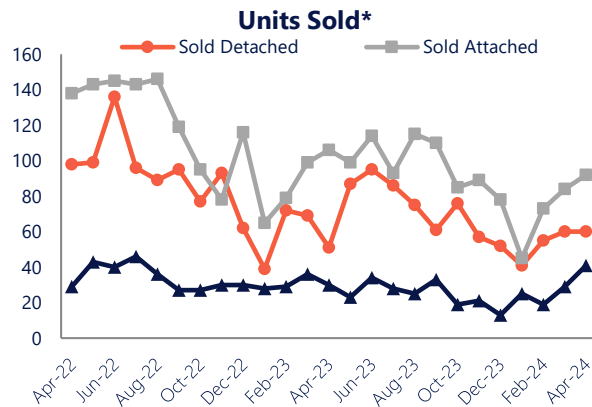


Up 5%
Vs. Year Ago

Days On Market
19



Up 19%
Vs. Year Ago

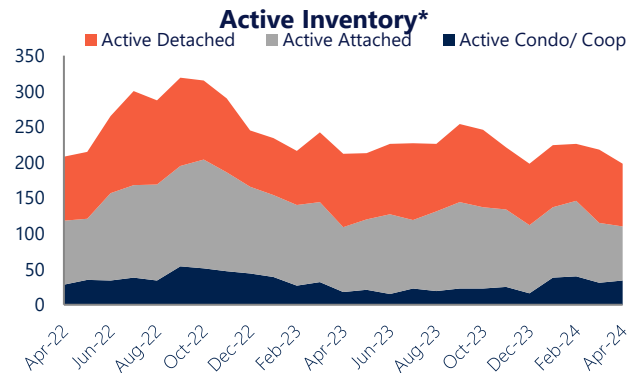


Units Sold

There was an increase in total units sold in April, with 193 sold this month in Frederick versus 173 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2023.

Active Inventory

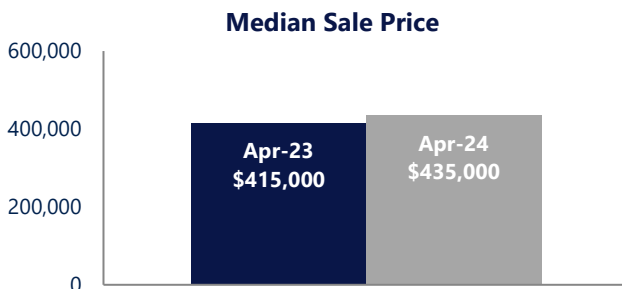
Versus last year, the total number of homes available this month is lower by 14 units or 7%. The total number of active inventory this April was 198 compared to 212 in April 2023. This month's total of 198 is lower than the previous month's total supply of available inventory of 218, a decrease of 9%.



Median Sale Price

Last April, the median sale price for Frederick Homes was \$415,000. This April, the median sale price was \$435,000, an increase of 5% or \$20,000 compared to last year. The current median sold price is 1% lower than in March.

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 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.

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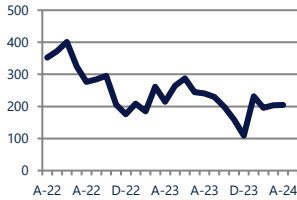
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New Listings

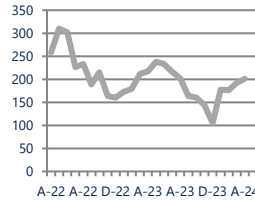
205



Down -5%
Vs. Year Ago

Current Contracts

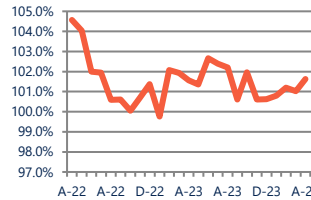
201



Down -7%
Vs. Year Ago

Sold Vs. List Price

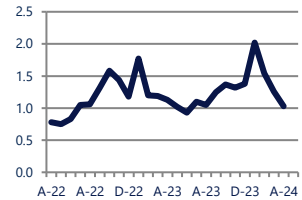
101.6%



No Change
Vs. Year Ago

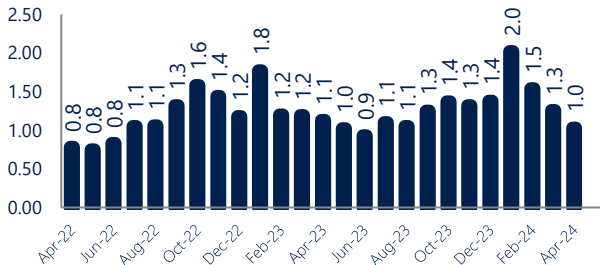
Months of Supply

1.0



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

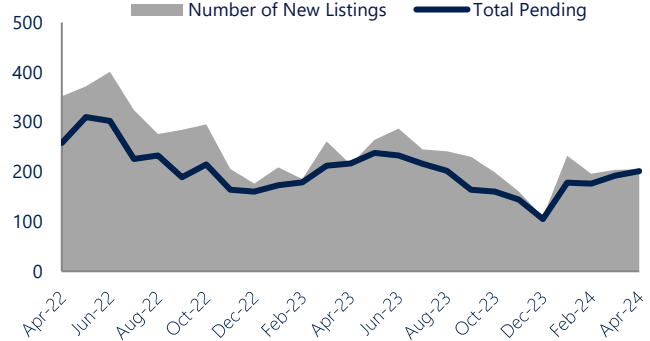
In April, there was 1.0 months of supply available in Frederick, compared to 1.1 in April 2023. That is a decrease of 10% versus a year ago.

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.

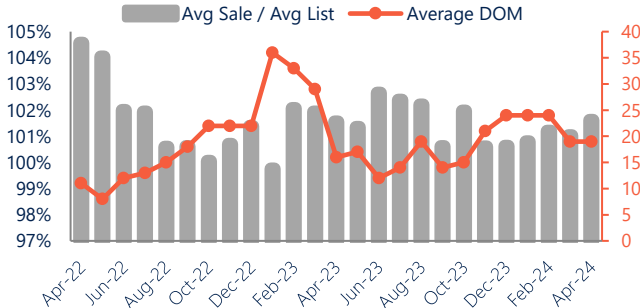
New Listings & Current Contracts

This month there were 205 homes newly listed for sale in Frederick compared to 215 in April 2023, a decrease of 5%. There were 201 current contracts pending sale this April compared to 217 a year ago. The number of current contracts is 7% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Frederick was 101.6% 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 19, higher than the average last year, which was 16, an increase of 19%.

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