



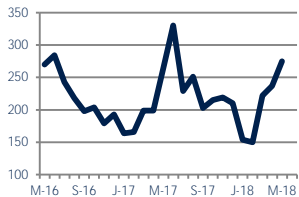
Focus On: Frederick Housing Market

May 2018

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

Units Sold

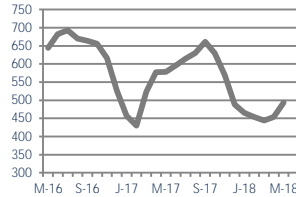
275



Up 4%
Vs. Year Ago

Active Inventory

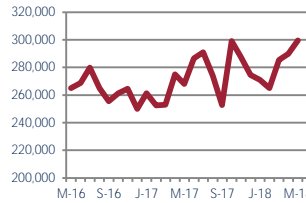
494



Down -15%
Vs. Year Ago

Median Sale Price

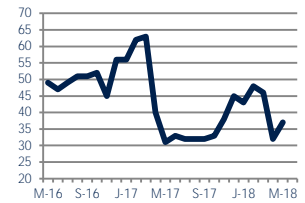
\$299,450



Up 12%
Vs. Year Ago

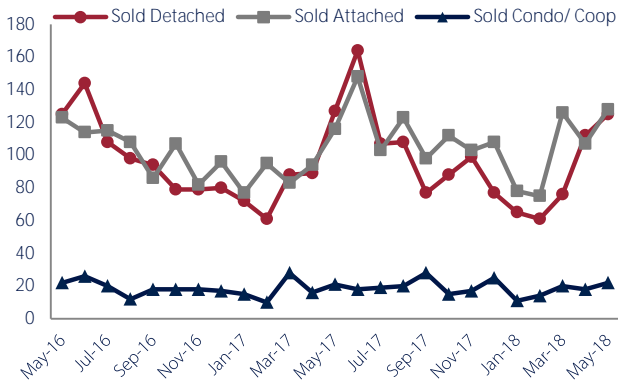
Days On Market

37



Up 19%
Vs. Year Ago

Units Sold*



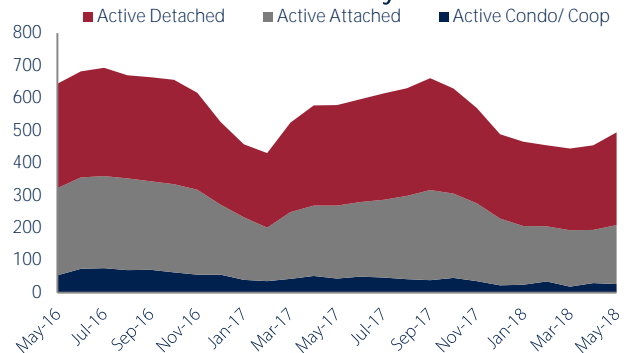
Units Sold

There was an increase in total units sold in May, with 275 sold this month in Frederick versus 237 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 4% versus May 2017.

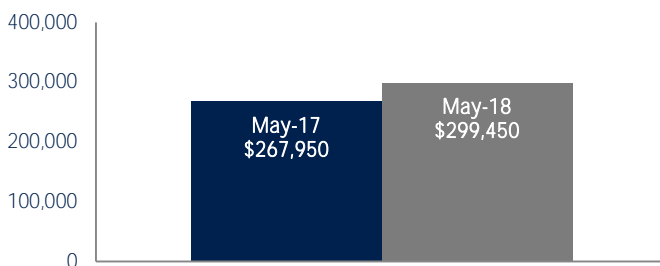
Active Inventory

Versus last year, the total number of homes available this month is lower by 84 units or 15%. The total number of active inventory this May was 494 compared to 578 in May 2017. This month's total of 494 is higher than the previous month's total supply of available inventory of 454, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Frederick Homes was \$267,950. This May, the median sale price was \$299,450, an increase of 12% or \$31,500 compared to last year. The current median sold price is 3% higher than in April.

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.

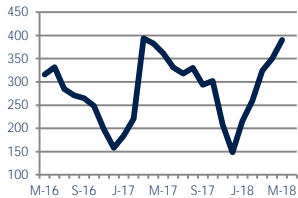
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New Listings

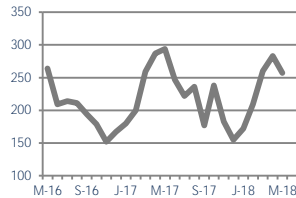
390



Up 8%
Vs. Year Ago

Current Contracts

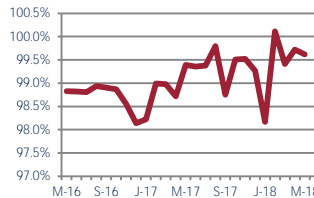
257



Down -13%
Vs. Year Ago

Sold Vs. List Price

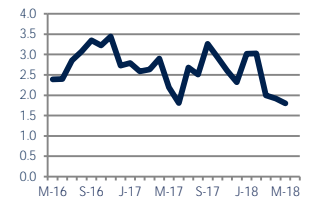
99.6%



No Change
Vs. Year Ago

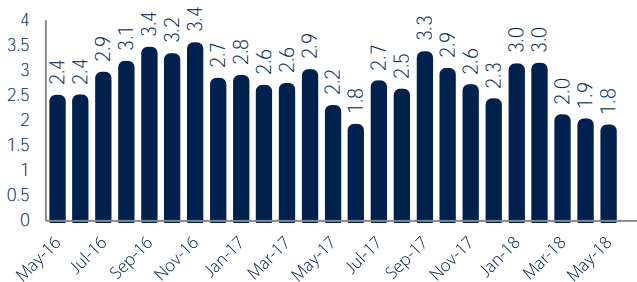
Months of Supply

1.8



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

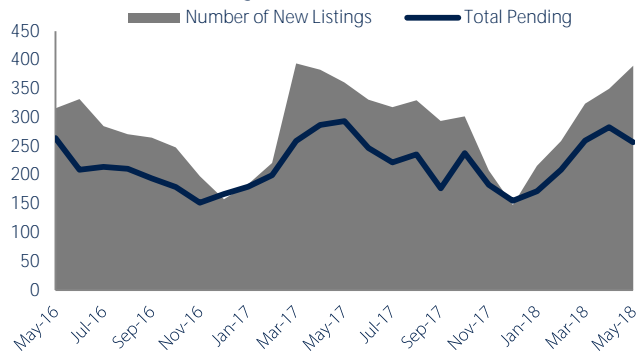
In May, there was 1.8 months of supply available in Frederick, compared to 2.2 in May 2017. That is a decrease of 18% versus a year ago.

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.

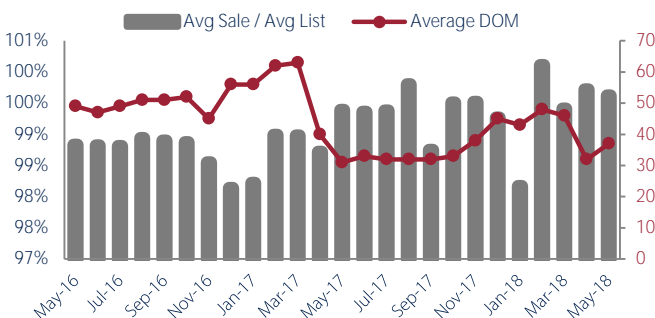
New Listings & Current Contracts

This month there were 390 homes newly listed for sale in Frederick compared to 361 in May 2017, an increase of 8%. There were 257 current contracts pending sale this May compared to 294 a year ago. The number of current contracts is 13% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Frederick was 99.6% 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 37, higher than the average last year, which was 31, an increase of 19%.



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