

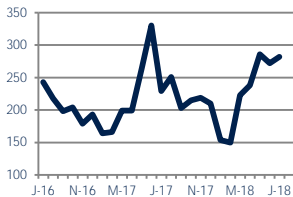
Focus On: Frederick Housing Market

July 2018

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

Units Sold

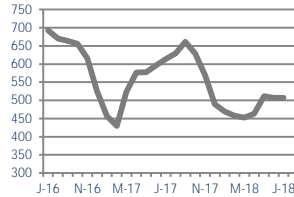
282



Up 23%
Vs. Year Ago

Active Inventory

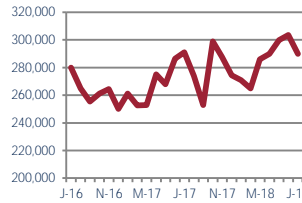
507



Down -17%
Vs. Year Ago

Median Sale Price

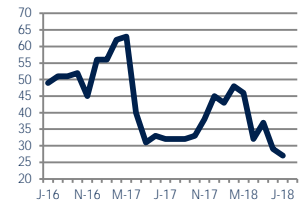
\$290,000



No Change
Vs. Year Ago

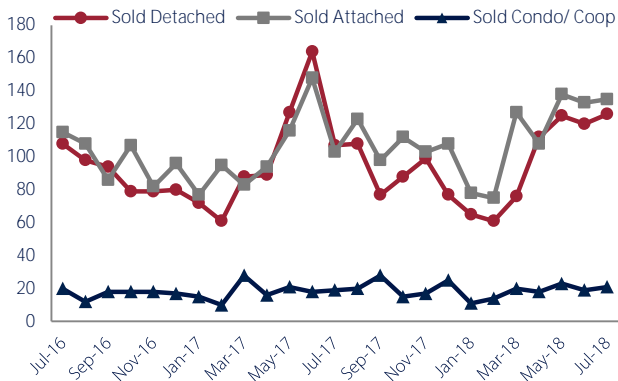
Days On Market

27



Down -16%
Vs. Year Ago

Units Sold*



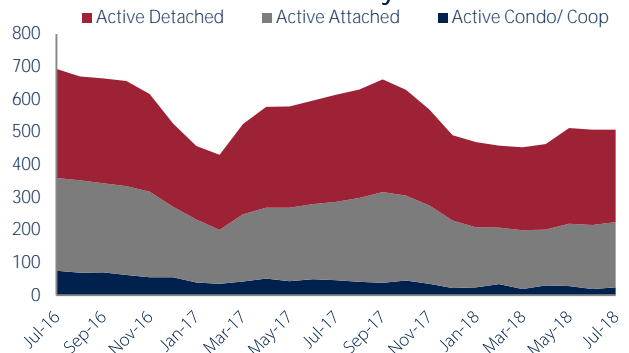
Units Sold

There was an increase in total units sold in July, with 282 sold this month in Frederick versus 272 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 23% versus July 2017.

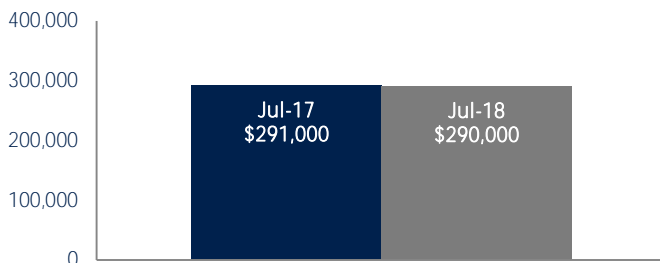
Active Inventory

Versus last year, the total number of homes available this month is lower by 107 units or 17%. The total number of active inventory this July was 507 compared to 614 in July 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Frederick Homes was \$291,000. This July, the median sale price was \$290,000, which is similar compared to a year ago. The current median sold price is 4% lower than in June.

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 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.





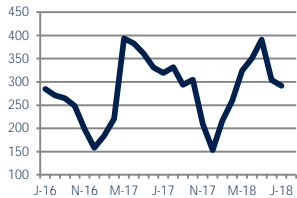
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New Listings

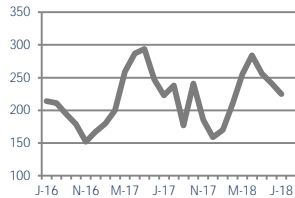
292



Down -8%
Vs. Year Ago

Current Contracts

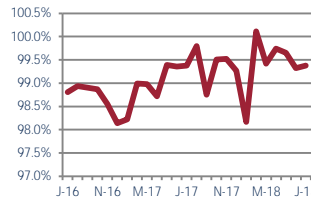
225



Up 1%
Vs. Year Ago

Sold Vs. List Price

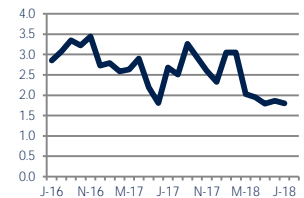
99.4%



No Change
Vs. Year Ago

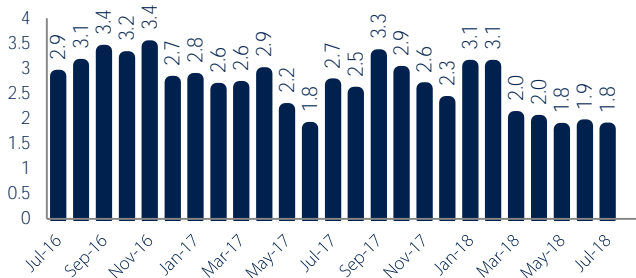
Months of Supply

1.8



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

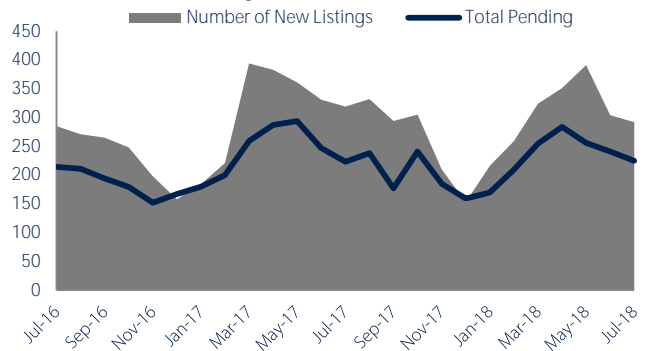
In July, there was 1.8 months of supply available in Frederick, compared to 2.7 in July 2017. That is a decrease of 33% versus a year ago.

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.

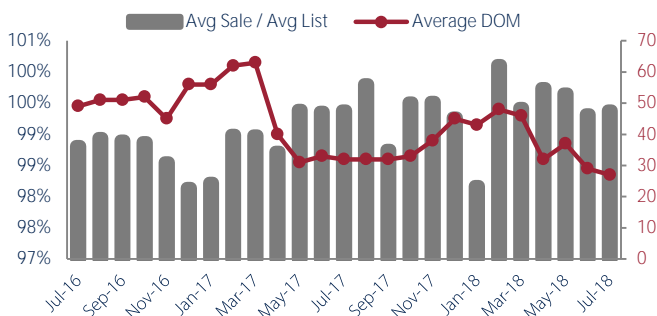
New Listings & Current Contracts

This month there were 292 homes newly listed for sale in Frederick compared to 319 in July 2017, a decrease of 8%. There were 225 current contracts pending sale this July compared to 223 a year ago. The number of current contracts is 1% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Frederick was 99.4% 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 27, lower than the average last year, which was 32, a decrease of 16%.



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