

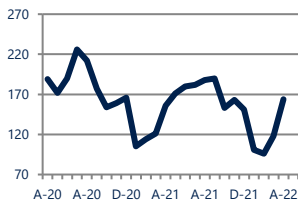


## Focus On: Frederick County Housing Market

April 2022

### Units Sold

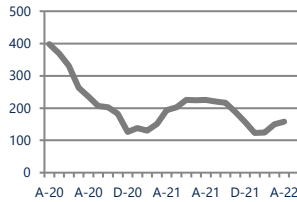
164



**Up 5%**  
Vs. Year Ago

### Active Inventory

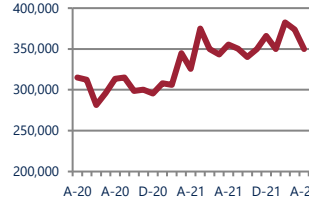
158



**Down -19%**  
Vs. Year Ago

### Median Sale Price

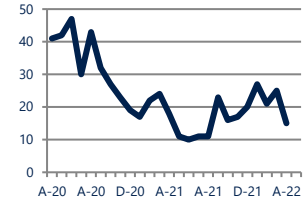
\$349,950



**Up 7%**  
Vs. Year Ago

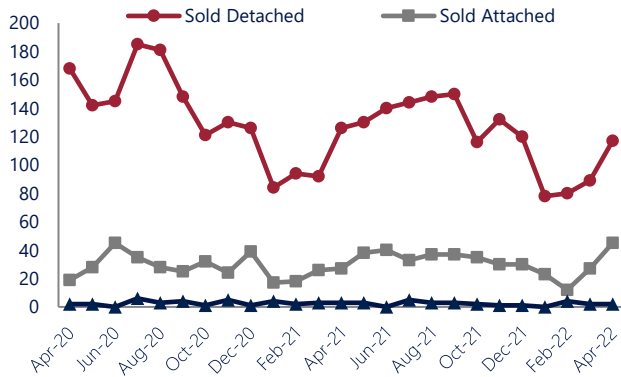
### Days On Market

15



**Down -17%**  
Vs. Year Ago

### Units Sold\*



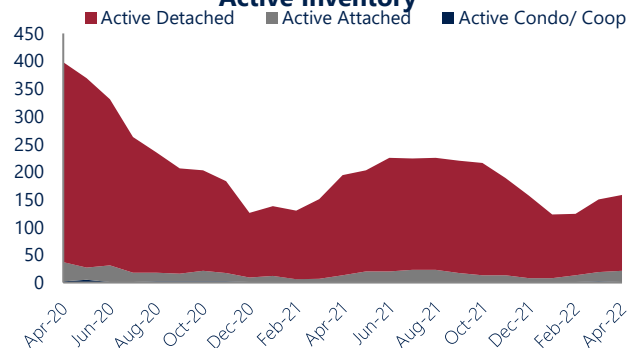
### Units Sold

There was an increase in total units sold in April, with 164 sold this month in Frederick County. This month's total units sold was higher than at this time last year.

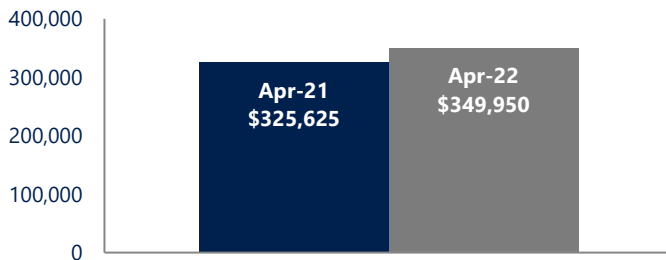
### Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 19%. The total number of active inventory this April was 158 compared to 194 in April 2021. This month's total of 158 is higher than the previous month's total supply of available inventory of 150, an increase of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Frederick County Homes was \$325,625. This April, the median sale price was \$349,950, an increase of 7% or \$24,325 compared to last year. The current median sold price is 6% 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.

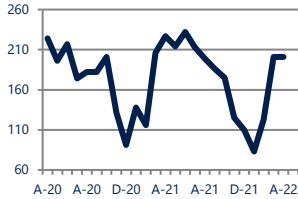


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.



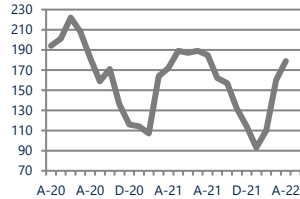


### New Listings 201



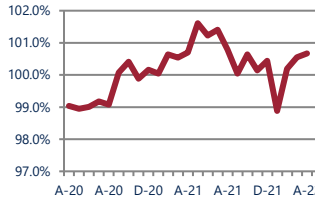
**Down -11%**  
Vs. Year Ago

### Current Contracts 179



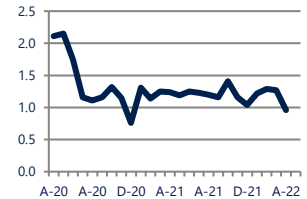
**Up 4%**  
Vs. Year Ago

### Sold Vs. List Price 100.7%



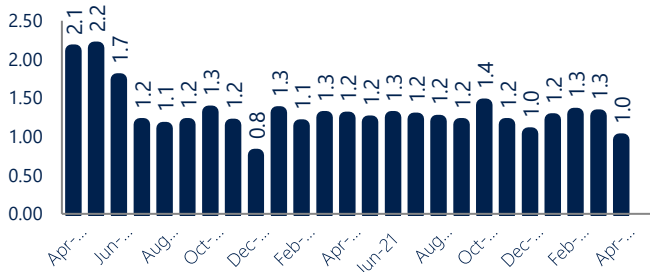
**No Change**  
Vs. Year Ago

### Months of Supply 1.0



**Down -23%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

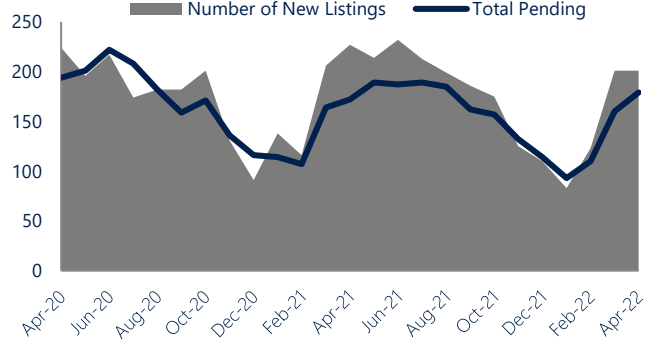
In April, there was 1.0 months of supply available in Frederick County, compared to 1.2 in April 2021. That is a decrease of 23% versus a year ago.

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.

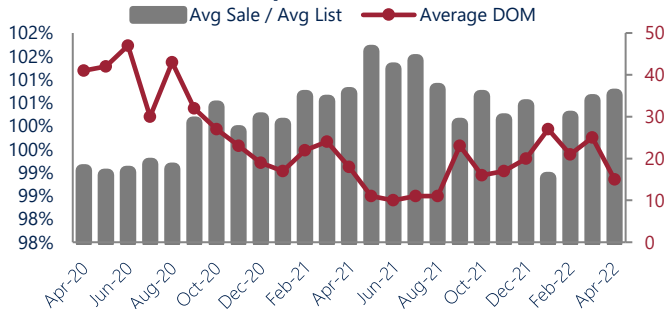
### New Listings & Current Contracts

This month there were 201 homes newly listed for sale in Frederick County compared to 227 in April 2021, a decrease of 11%. There were 179 current contracts pending sale this April compared to 172 a year ago. The number of current contracts is 4% higher 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 County was 100.7% 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 15, lower than the average last year, which was 18, a decrease of 17%.



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