

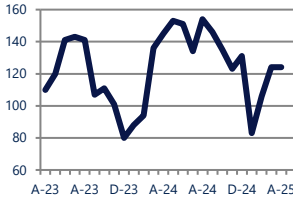
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICK COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

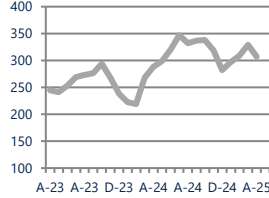
124



Down -14%
Vs. Year Ago

Active Inventory

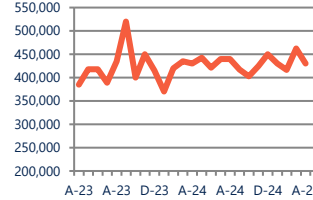
307



Up 7%
Vs. Year Ago

Median Sale Price

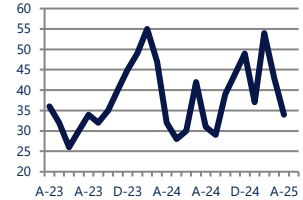
\$429,990



No Change
Vs. Year Ago

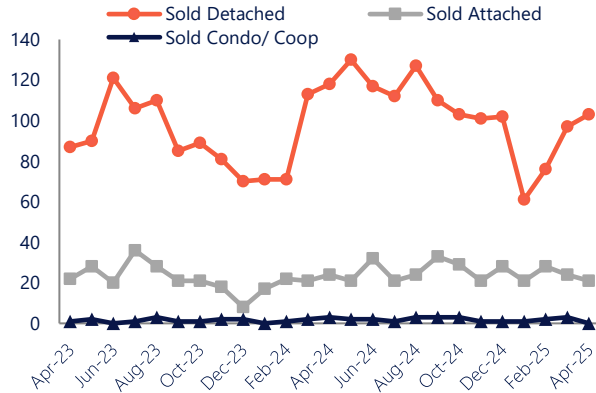
Days On Market

34



Up 6%
Vs. Year Ago

Units Sold*



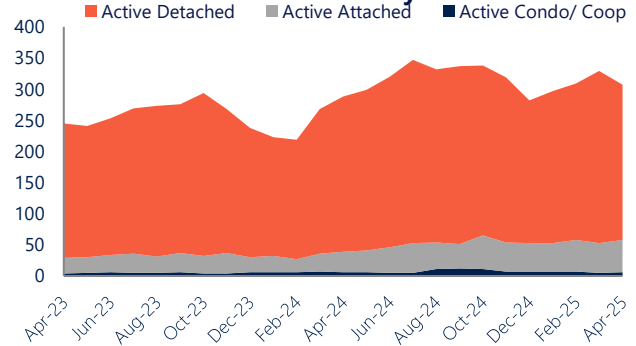
Units Sold

The number of units sold remained stable in April, with 124 sold this month in Frederick County. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2024.

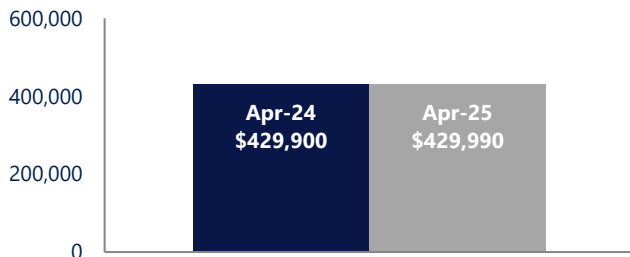
Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 7%. The total number of active inventory this April was 307 compared to 288 in April 2024. This month's total of 307 is lower than the previous month's total supply of available inventory of 329, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Frederick County Homes was \$429,900. This April, the median sale price was \$429,990, which is similar compared to a year ago. The current median sold price is 7% higher 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.

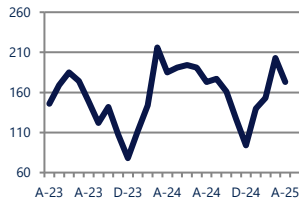
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICK COUNTY HOUSING MARKET**

APRIL 2025

New Listings

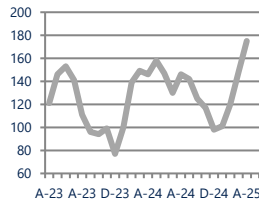
173



Down -6%
Vs. Year Ago

Current Contracts

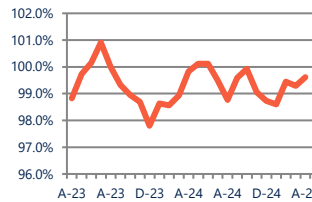
175



Up 20%
Vs. Year Ago

Sold Vs. List Price

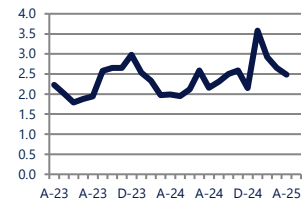
99.6%



No Change
Vs. Year Ago

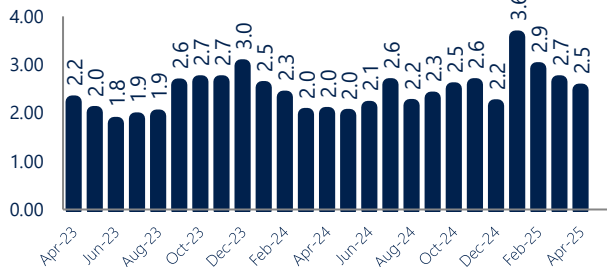
Months of Supply

2.5



Up 25%
Vs. Year Ago

Months Of Supply



Months of Supply

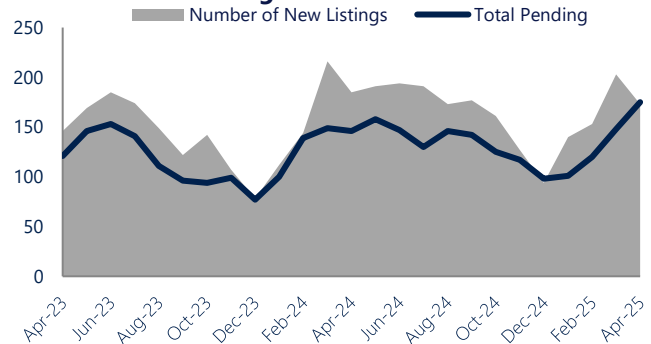
In April, there was 2.5 months of supply available in Frederick County, compared to 2.0 in April 2024. That is an increase of 25% versus a year ago.

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.

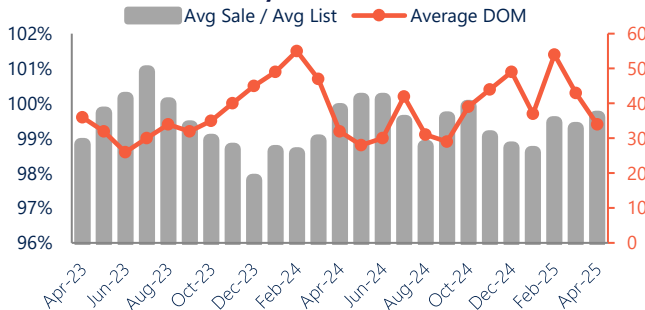
New Listings & Current Contracts

This month there were 173 homes newly listed for sale in Frederick County compared to 185 in April 2024, a decrease of 6%. There were 175 current contracts pending sale this April compared to 146 a year ago. The number of current contracts is 20% 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 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 34, higher than the average last year, which was 32, an increase of 6%.