

February 2018

Frederick County, MD

Sold Summary

	Feb 2018	Feb 2017	% Change
Sold Dollar Volume	\$75,107,062	\$66,993,002	12.11%
Avg Sold Price	\$312,946	\$286,295	9.31%
Median Sold Price	\$282,000	\$251,250	12.24%
Units Sold	240	234	2.56%
Avg Days on Market	68	77	-11.69%
Avg List Price for Solds	\$316,529	\$293,223	7.95%
Avg SP to OLP Ratio	97.2%	95.6%	1.69%
Ratio of Avg SP to Avg OLP	97.7%	95.5%	2.25%
Attached Avg Sold Price	\$242,047	\$214,349	12.92%
Detached Avg Sold Price	\$366,250	\$353,484	3.61%
Attached Units Sold	103	113	-8.85%
Detached Units Sold	137	121	13.22%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Feb 2018	Feb 2017	% Change
Active Listings	832	785	5.99%
New Listings	459	394	16.50%
New Under Contracts	195	197	-1.02%
New Contingents	181	186	-2.69%
New Pendings	376	383	-1.83%
All Pendings	652	697	-6.46%

Financing (Sold)

Assumption	0
Cash	35
Conventional	108
FHA	51
Other	30
Owner	0
VA	16

Days on Market (Sold)

0	12
1 to 10	59
11 to 20	26
21 to 30	17
31 to 60	40
61 to 90	24
91 to 120	16
121 to 180	26
181 to 360	15
361 to 720	5
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	1	0	0	0	0	0	0	1	3	0
\$50K to \$99,999	1	0	0	0	1	1	2	3	1	1
\$100K to \$149,999	0	1	2	5	1	0	2	10	4	0
\$150K to \$199,999	0	2	4	8	2	0	7	15	5	9
\$200K to \$299,999	3	5	20	37	12	8	3	72	68	23
\$300K to \$399,999	1	0	17	9	21	5	3	135	70	8
\$400K to \$499,999	0	0	4	4	29	1	0	160	16	5
\$500K to \$599,999	0	0	3	0	9	0	0	117	4	0
\$600K to \$799,999	0	0	0	0	4	0	0	71	1	1
\$800K to \$999,999	0	0	0	0	1	0	0	16	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	10	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	6	8	50	63	81	15	17	612	172	47
Avg Sold Price	\$182,498	\$206,113	\$301,948	\$251,399	\$419,553	\$277,037	\$193,429			
Prev Year - Avg Sold Price	\$257,433	\$174,150	\$266,505	\$220,377	\$400,760	\$247,544	\$187,961			
Avg Sold % Change	-29.11%	18.35%	13.30%	14.08%	4.69%	11.91%	2.91%			
Prev Year - # of Solds	9	6	33	78	79	9	20			

Active Detail