

March 2018

Frederick County, MD

Sold Summary

	Mar 2018	Mar 2017	% Change
Sold Dollar Volume	\$114,927,170	\$98,083,588	17.17%
Avg Sold Price	\$330,250	\$299,950	10.10%
Median Sold Price	\$310,000	\$271,000	14.39%
Units Sold	348	327	6.42%
Avg Days on Market	69	81	-14.81%
Avg List Price for Solds	\$335,759	\$304,575	10.24%
Avg SP to OLP Ratio	97.6%	96.9%	0.71%
Ratio of Avg SP to Avg OLP	97.1%	97.6%	-0.47%
Attached Avg Sold Price	\$264,014	\$231,874	13.86%
Detached Avg Sold Price	\$394,242	\$345,450	14.12%
Attached Units Sold	171	131	30.53%
Detached Units Sold	177	196	-9.69%

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

	Mar 2018	Mar 2017	% Change
Active Listings	863	947	-8.87%
New Listings	640	703	-8.96%
New Under Contracts	271	240	12.92%
New Contingents	213	246	-13.41%
New Pendings	484	486	-0.41%
All Pendings	743	791	-6.07%

Financing (Sold)

Assumption	0
Cash	40
Conventional	151
FHA	79
Other	48
Owner	0
VA	30

Days on Market (Sold)

0	17
1 to 10	105
11 to 20	33
21 to 30	30
31 to 60	38
61 to 90	36
91 to 120	26
121 to 180	25
181 to 360	33
361 to 720	2
721+	3

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	0	0	1	0	0	0	0	0	3	0
\$50K to \$99,999	0	1	0	0	0	0	3	1	0	0
\$100K to \$149,999	2	0	1	4	0	0	7	4	1	4
\$150K to \$199,999	1	1	4	14	1	2	13	16	12	1
\$200K to \$299,999	5	4	22	49	18	9	8	62	57	18
\$300K to \$399,999	1	0	19	31	26	11	4	144	93	6
\$400K to \$499,999	0	0	9	4	32	1	0	170	22	4
\$500K to \$599,999	0	1	1	1	20	0	0	124	2	1
\$600K to \$799,999	0	0	0	1	12	2	0	81	1	1
\$800K to \$999,999	0	0	0	0	0	0	0	19	0	0
\$1M to \$2,499,999	0	0	1	0	1	0	0	13	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	9	7	58	104	110	25	35	636	191	35
Avg Sold Price	\$210,411	\$248,061	\$331,037	\$273,168	\$442,609	\$330,068	\$192,821			
Prev Year - Avg Sold Price	\$197,929	\$212,218	\$282,618	\$244,774	\$404,246	\$289,877	\$174,505			
Avg Sold % Change	6.31%	16.89%	17.13%	11.60%	9.49%	13.86%	10.50%			
Prev Year - # of Solds	14	11	71	60	111	25	35			

Active Detail