

May 2018

Frederick County, MD

Sold Summary

| | May 2018 | May 2017 | % Change |
|----------------------------|---------------|---------------|----------|
| Sold Dollar Volume | \$153,172,452 | \$145,707,253 | 5.12% |
| Avg Sold Price | \$337,384 | \$331,153 | 1.88% |
| Median Sold Price | \$310,000 | \$300,000 | 3.33% |
| Units Sold | 454 | 440 | 3.18% |
| Avg Days on Market | 46 | 49 | -6.12% |
| Avg List Price for Solds | \$339,349 | \$336,125 | 0.96% |
| Avg SP to OLP Ratio | 98.6% | 97.9% | 0.68% |
| Ratio of Avg SP to Avg OLP | 98.1% | 98.6% | -0.50% |
| Attached Avg Sold Price | \$268,019 | \$238,314 | 12.46% |
| Detached Avg Sold Price | \$383,798 | \$378,689 | 1.35% |
| Attached Units Sold | 182 | 149 | 22.15% |
| Detached Units Sold | 272 | 291 | -6.53% |

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

| | May 2018 | May 2017 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 973 | 1,056 | -7.86% |
| New Listings | 698 | 633 | 10.27% |
| New Under Contracts | 249 | 234 | 6.41% |
| New Contingents | 212 | 273 | -22.34% |
| New Pendings | 461 | 507 | -9.07% |
| All Pendings | 805 | 893 | -9.85% |

Financing (Sold)

| | |
|--------------|-----|
| Assumption | 1 |
| Cash | 47 |
| Conventional | 235 |
| FHA | 79 |
| Other | 50 |
| Owner | 1 |
| VA | 41 |

Days on Market (Sold)

| | |
|------------|-----|
| 0 | 17 |
| 1 to 10 | 196 |
| 11 to 20 | 53 |
| 21 to 30 | 39 |
| 31 to 60 | 50 |
| 61 to 90 | 30 |
| 91 to 120 | 12 |
| 121 to 180 | 23 |
| 181 to 360 | 30 |
| 361 to 720 | 4 |
| 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 0 |
| \$50K to \$99,999 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 1 | 1 |
| \$100K to \$149,999 | 0 | 1 | 1 | 1 | 1 | 0 | 7 | 9 | 0 | 1 |
| \$150K to \$199,999 | 4 | 1 | 5 | 17 | 1 | 1 | 10 | 16 | 18 | 6 |
| \$200K to \$299,999 | 8 | 8 | 49 | 59 | 19 | 16 | 4 | 76 | 69 | 25 |
| \$300K to \$399,999 | 4 | 2 | 25 | 33 | 41 | 5 | 2 | 147 | 73 | 12 |
| \$400K to \$499,999 | 0 | 0 | 9 | 4 | 55 | 3 | 3 | 207 | 20 | 6 |
| \$500K to \$599,999 | 0 | 0 | 2 | 0 | 29 | 2 | 0 | 134 | 4 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 15 | 1 | 0 | 95 | 1 | 1 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 21 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 17 | 12 | 92 | 114 | 163 | 28 | 28 | 730 | 189 | 53 |
| Avg Sold Price | \$242,618 | \$235,532 | \$306,132 | \$271,971 | \$442,358 | \$325,742 | \$208,127 | | | |
| Prev Year - Avg Sold Price | \$219,411 | \$263,980 | \$291,049 | \$235,737 | \$449,249 | \$308,349 | \$176,060 | | | |
| Avg Sold % Change | 10.58% | -10.78% | 5.18% | 15.37% | -1.53% | 5.64% | 18.21% | | | |
| Prev Year - # of Solds | 15 | 5 | 108 | 86 | 168 | 28 | 30 | | | |

Active Detail