

December 2018

Frederick County, MD

Sold Summary

	Dec 2018	Dec 2017	% Change
Sold Dollar Volume	\$90,185,028	\$107,716,699	-16.28%
Avg Sold Price	\$339,041	\$316,814	7.02%
Median Sold Price	\$313,690	\$299,900	4.60%
Units Sold	266	340	-21.76%
Avg Days on Market	65	72	-9.72%
Avg List Price for Solds	\$342,830	\$322,012	6.46%
Avg SP to OLP Ratio	97.4%	96.5%	0.94%
Ratio of Avg SP to Avg OLP	99.1%	97.3%	1.80%
Attached Avg Sold Price	\$281,618	\$244,084	15.38%
Detached Avg Sold Price	\$387,692	\$374,921	3.41%
Attached Units Sold	122	151	-19.21%
Detached Units Sold	144	189	-23.81%

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

	Dec 2018	Dec 2017	% Change
Active Listings	930	886	4.97%
New Listings	279	262	6.49%
New Under Contracts	186	173	7.51%
New Contingents	77	94	-18.09%
New Pendings	263	267	-1.50%
All Pendings	510	495	3.03%

Financing (Sold)

Assumption	0
Cash	33
Conventional	132
FHA	55
Other	21
Owner	0
VA	25

Days on Market (Sold)

0	18
1 to 10	28
11 to 20	27
21 to 30	23
31 to 60	63
61 to 90	43
91 to 120	26
121 to 180	23
181 to 360	12
361 to 720	3
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	0	3	0
\$50K to \$99,999	1	0	0	0	0	0	1	5	0	2
\$100K to \$149,999	0	2	0	2	0	0	3	11	1	4
\$150K to \$199,999	2	1	2	11	2	3	5	13	23	15
\$200K to \$299,999	5	7	17	28	11	9	11	78	69	31
\$300K to \$399,999	1	1	20	15	25	6	3	125	74	10
\$400K to \$499,999	0	1	7	4	21	1	2	178	19	1
\$500K to \$599,999	0	0	5	4	13	1	0	127	6	0
\$600K to \$799,999	0	0	0	0	12	0	0	85	5	1
\$800K to \$999,999	0	0	0	0	0	0	0	24	0	1
\$1M to \$2,499,999	0	0	0	0	0	1	0	17	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	12	51	64	84	21	25	665	200	65
Avg Sold Price	\$215,222	\$245,797	\$341,303	\$287,482	\$434,335	\$333,774	\$239,991			
Prev Year - Avg Sold Price	\$285,082	\$225,900	\$330,643	\$261,647	\$405,037	\$281,944	\$194,303			
Avg Sold % Change	-24.51%	8.81%	3.22%	9.87%	7.23%	18.38%	23.51%			
Prev Year - # of Solds	9	13	62	86	118	15	37			

Active Detail