

February 2019

Frederick County, MD

Sold Summary

	Feb 2019	Feb 2018	% Change
Sold Dollar Volume	\$66,950,148	\$75,107,062	-10.86%
Avg Sold Price	\$328,187	\$312,946	4.87%
Median Sold Price	\$293,882	\$282,000	4.21%
Units Sold	204	240	-15.00%
Avg Days on Market	76	89	-14.61%
Avg List Price for Solds	\$331,084	\$316,529	4.60%
Avg SP to OLP Ratio	97.4%	97.2%	0.25%
Ratio of Avg SP to Avg OLP	98.4%	97.7%	0.69%
Attached Avg Sold Price	\$257,058	\$242,047	6.20%
Detached Avg Sold Price	\$376,978	\$366,250	2.93%
Attached Units Sold	83	103	-19.42%
Detached Units Sold	121	137	-11.68%

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 2019	Feb 2018	% Change
Active Listings	867	832	4.21%
New Listings	437	459	-4.79%
New Under Contracts	235	195	20.51%
New Contingents	83	181	-54.14%
New Pendings	318	376	-15.43%
All Pendings	612	652	-6.13%

Financing (Sold)

Assumption	0
Cash	17
Conventional	111
FHA	35
Other	29
Owner	0
VA	12

Days on Market (Sold)

0	1
1 to 10	34
11 to 20	20
21 to 30	10
31 to 60	36
61 to 90	29
91 to 120	32
121 to 180	27
181 to 360	15
361 to 720	0
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	0	0	2	0	0	0	1	2	0	1
\$100K to \$149,999	3	1	1	1	0	0	5	4	0	3
\$150K to \$199,999	1	1	1	9	1	1	4	18	9	15
\$200K to \$299,999	4	4	25	23	7	6	5	48	47	29
\$300K to \$399,999	0	0	12	9	19	4	3	127	79	7
\$400K to \$499,999	0	0	3	4	17	1	1	200	17	1
\$500K to \$599,999	0	0	2	0	12	0	0	125	4	0
\$600K to \$799,999	0	0	1	0	8	0	0	82	0	1
\$800K to \$999,999	0	0	0	0	2	0	0	25	0	1
\$1M to \$2,499,999	0	0	0	0	0	0	0	15	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	8	6	47	46	66	12	19	649	159	58
Avg Sold Price	\$182,938	\$229,126	\$299,251	\$268,556	\$455,849	\$293,703	\$214,899			
Prev Year - Avg Sold Price	\$182,498	\$206,113	\$301,948	\$251,399	\$419,553	\$277,037	\$193,429			
Avg Sold % Change	0.24%	11.17%	-0.89%	6.82%	8.65%	6.02%	11.10%			
Prev Year - # of Solds	6	8	50	63	81	15	17			

Active Detail