

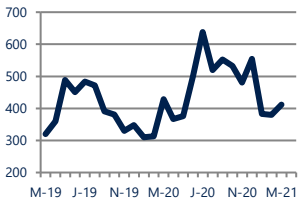


Focus On: **Frederick County Housing Market**

March 2021

**Units Sold**

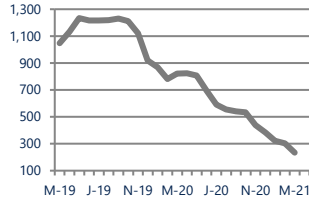
412



**Down -4%**  
Vs. Year Ago

**Active Inventory**

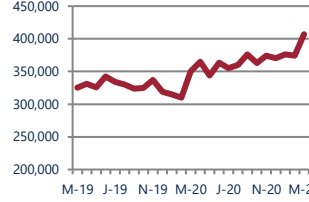
234



**Down -72%**  
Vs. Year Ago

**Median Sale Price**

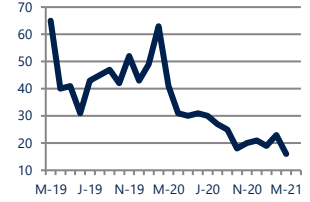
\$407,000



**Up 16%**  
Vs. Year Ago

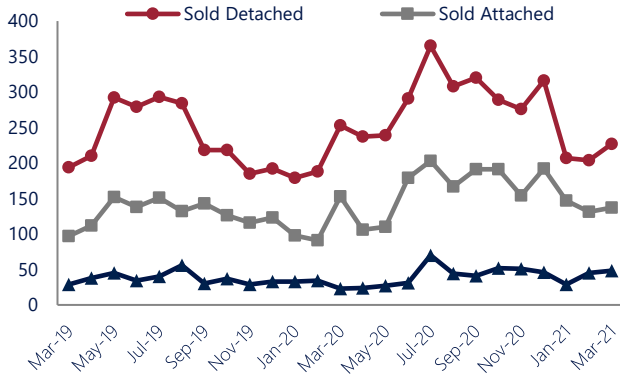
**Days On Market**

16



**Down -61%**  
Vs. Year Ago

**Units Sold\***



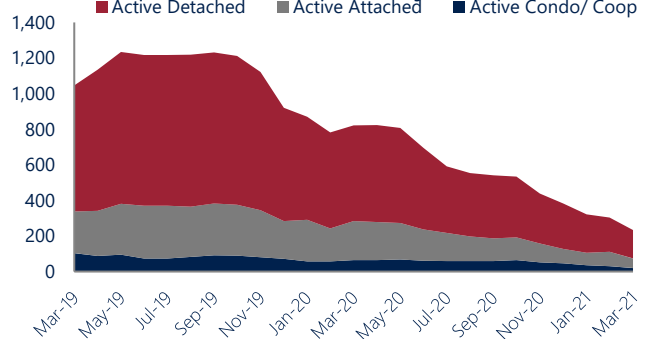
**Units Sold**

There was an increase in total units sold in March, with 412 sold this month in Frederick County versus 380 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 4% versus March 2020.

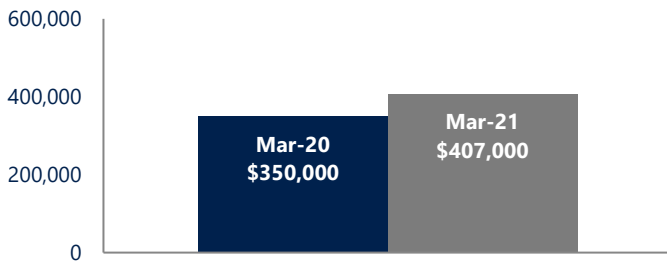
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 588 units or 72%. The total number of active inventory this March was 234 compared to 822 in March 2020. This month's total of 234 is lower than the previous month's total supply of available inventory of 303, a decrease of 23%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Frederick County Homes was \$350,000. This March, the median sale price was \$407,000, an increase of 16% or \$57,000 compared to last year. The current median sold price is 9% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



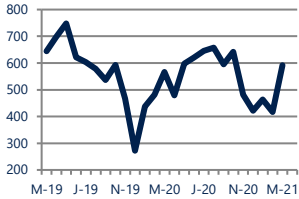
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





**New Listings**

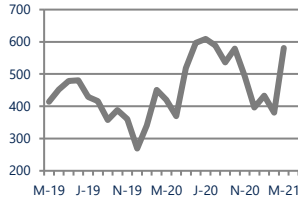
591



**Up 4%**  
Vs. Year Ago

**Current Contracts**

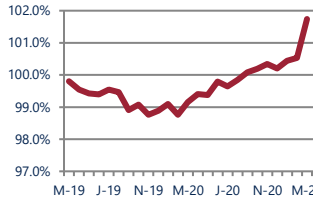
581



**Up 38%**  
Vs. Year Ago

**Sold Vs. List Price**

101.7%



**Up 2.6%**  
Vs. Year Ago

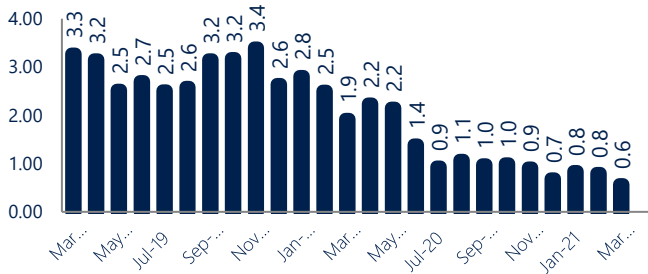
**Months of Supply**

0.6



**Down -70%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

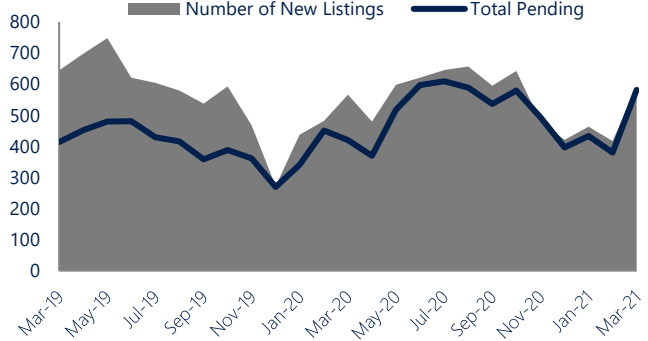
In March, there was 0.6 months of supply available in Frederick County, compared to 1.9 in March 2020. That is a decrease of 70% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

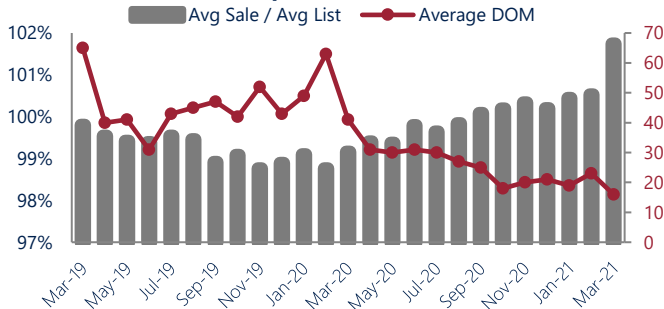
**New Listings & Current Contracts**

This month there were 591 homes newly listed for sale in Frederick County compared to 566 in March 2020, an increase of 4%. There were 581 current contracts pending sale this March compared to 420 a year ago. The number of current contracts is 38% higher than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Frederick County was 101.7% of the average list price, which is 2.6% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 16, lower than the average last year, which was 41, a decrease of 61%.



\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.  
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

