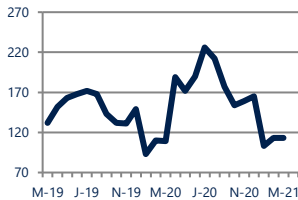


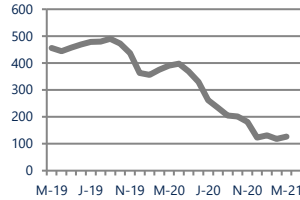


Units Sold
113



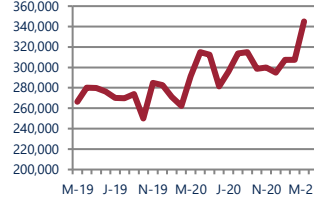
Up 4%
Vs. Year Ago

Active Inventory
126



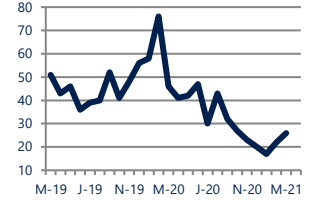
Down -68%
Vs. Year Ago

Median Sale Price
\$345,000



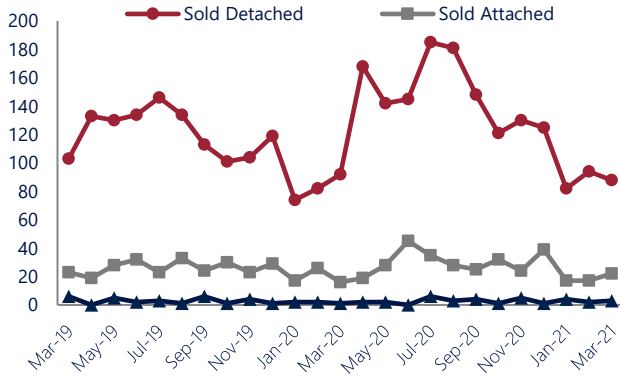
Up 18%
Vs. Year Ago

Days On Market
26



Down -43%
Vs. Year Ago

Units Sold*



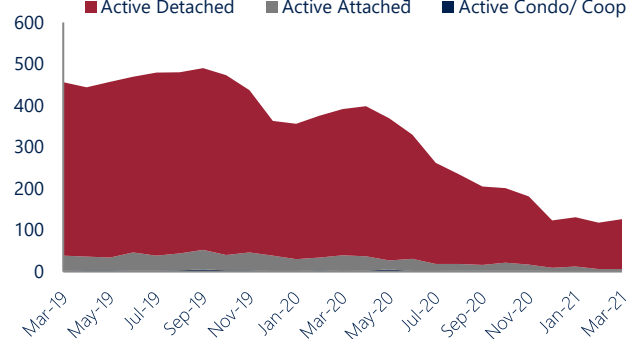
Units Sold

The number of units sold remained stable in March, with 113 sold this month in Frederick County. This month's total units sold was higher than at this time last year, an increase of 4% versus March 2020.

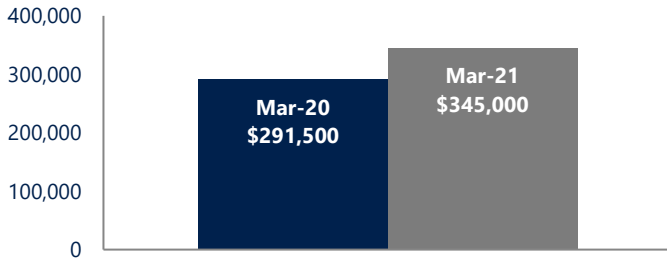
Active Inventory

Versus last year, the total number of homes available this month is lower by 265 units or 68%. The total number of active inventory this March was 126 compared to 391 in March 2020. This month's total of 126 is higher than the previous month's total supply of available inventory of 118, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Frederick County Homes was \$291,500. This March, the median sale price was \$345,000, an increase of 18% or \$53,500 compared to last year. The current median sold price is 12% 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.



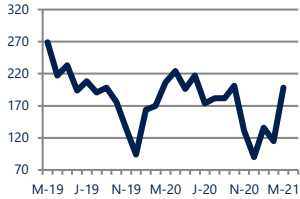
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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

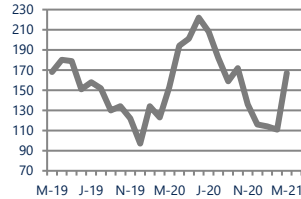
198



Down -4%
Vs. Year Ago

Current Contracts

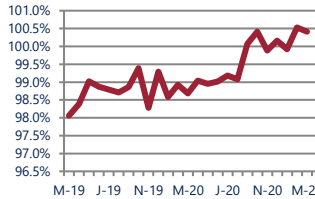
167



Up 9%
Vs. Year Ago

Sold Vs. List Price

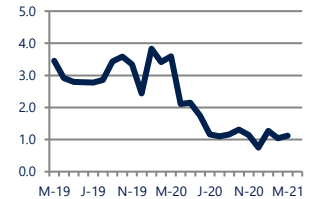
100.4%



Up 1.8%
Vs. Year Ago

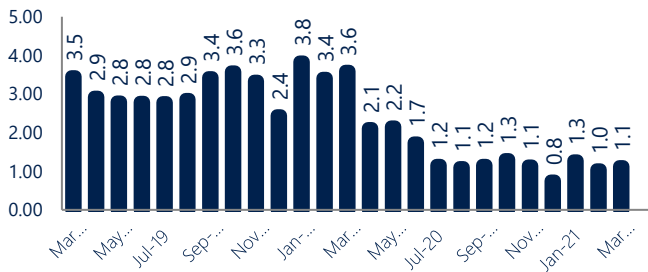
Months of Supply

1.1



Down -69%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

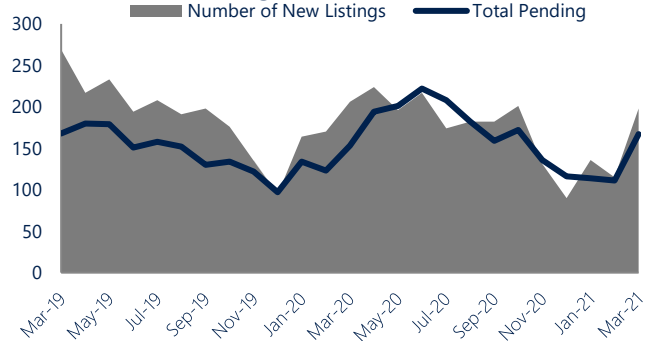
This month there were 198 homes newly listed for sale in Frederick County compared to 206 in March 2020, a decrease of 4%. There were 167 current contracts pending sale this March compared to 153 a year ago. The number of current contracts is 9% higher than last March.

Months of Supply

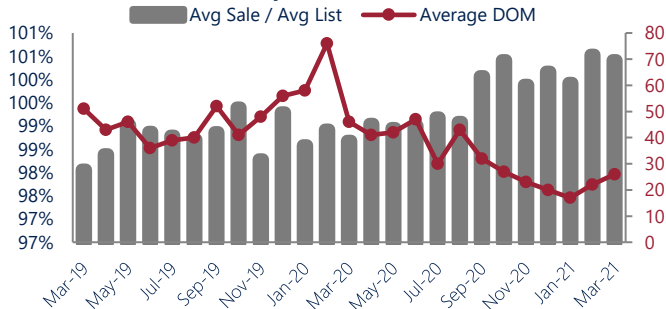
In March, there was 1.1 months of supply available in Frederick County, compared to 3.6 in March 2020. That is a decrease of 69% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Frederick County was 100.4% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 46, a decrease of 43%.



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