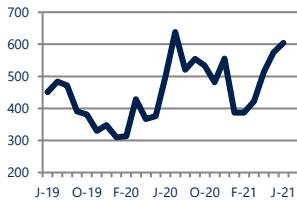




Focus On: **Frederick County Housing Market**

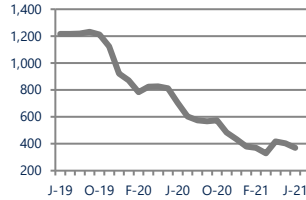
June 2021

Units Sold
604



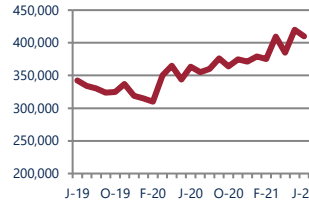
Up 21%
Vs. Year Ago

Active Inventory
369



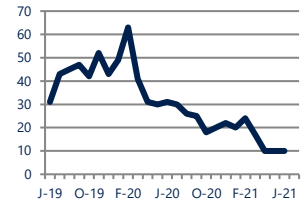
Down -48%
Vs. Year Ago

Median Sale Price
\$410,000



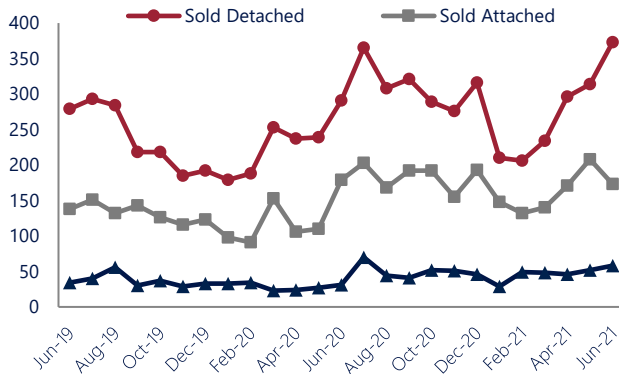
Up 13%
Vs. Year Ago

Days On Market
10



Down -68%
Vs. Year Ago

Units Sold*



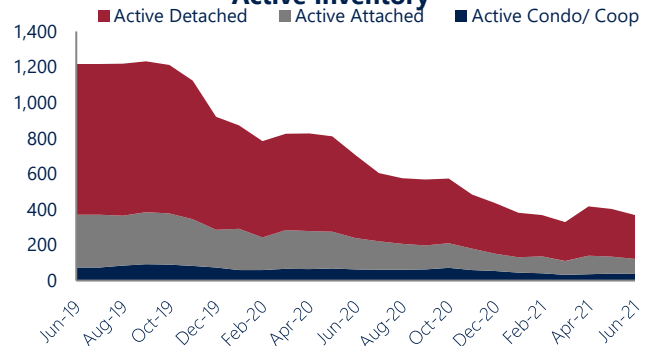
Units Sold

There was an increase in total units sold in June, with 604 sold this month in Frederick County versus 574 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 21% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 335 units or 48%. The total number of active inventory this June was 369 compared to 704 in June 2020. This month's total of 369 is lower than the previous month's total supply of available inventory of 402, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Frederick County Homes was \$363,600. This June, the median sale price was \$410,000, an increase of 13% or \$46,400 compared to last year. The current median sold price is 2% lower than in May.

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



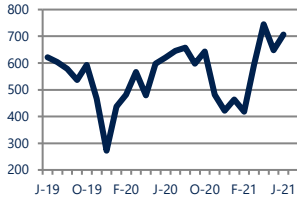
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

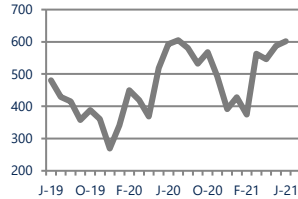
706



Up 14%
Vs. Year Ago

Current Contracts

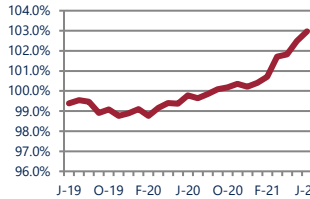
602



Up 2%
Vs. Year Ago

Sold Vs. List Price

103.0%



Up 3.2%
Vs. Year Ago

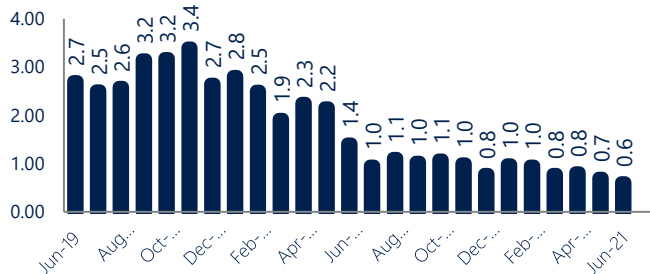
Months of Supply

0.6



Down -57%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

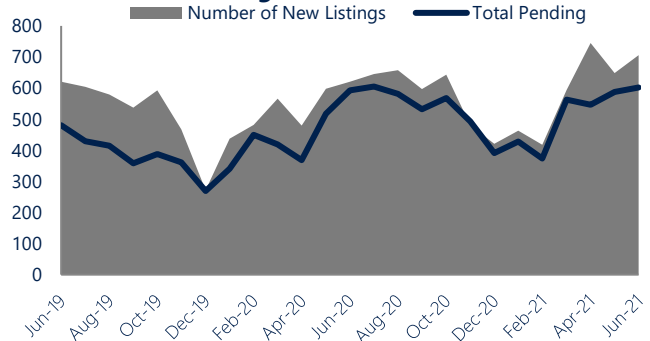
This month there were 706 homes newly listed for sale in Frederick County compared to 620 in June 2020, an increase of 14%. There were 602 current contracts pending sale this June compared to 593 a year ago. The number of current contracts is 2% higher than last June.

Months of Supply

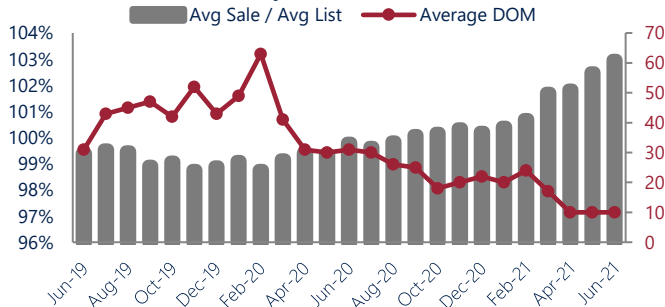
In June, there was 0.6 months of supply available in Frederick County, compared to 1.4 in June 2020. That is a decrease of 57% versus a year ago.

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 June, the average sale price in Frederick County was 103.0% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 31, a decrease of 68%.



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