



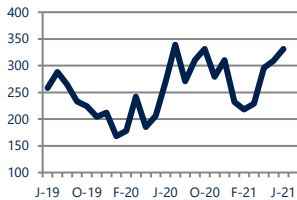
Focus On: Frederick Housing Market

June 2021

Zip Code(s): 21701, 21702, 21703, 21704, 21714 and 21717

Units Sold

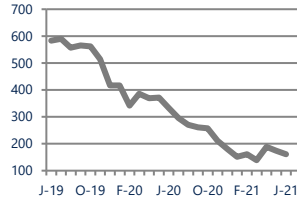
331



Up 23%
Vs. Year Ago

Active Inventory

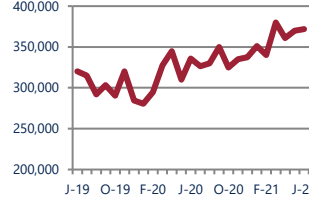
161



Down -52%
Vs. Year Ago

Median Sale Price

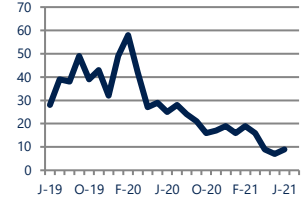
\$371,845



Up 11%
Vs. Year Ago

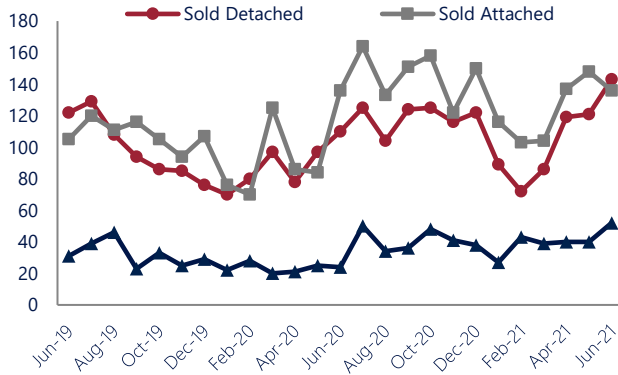
Days On Market

9



Down -64%
Vs. Year Ago

Units Sold*



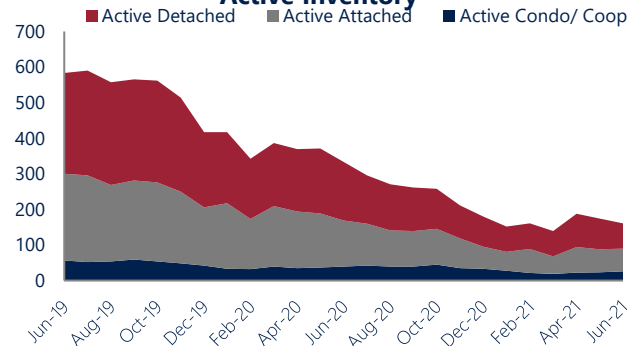
Units Sold

There was an increase in total units sold in June, with 331 sold this month in Frederick versus 309 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 23% versus June 2020.

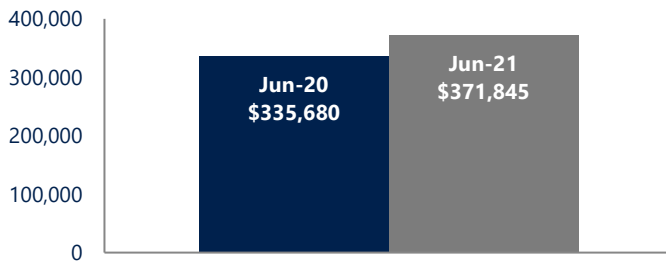
Active Inventory

Versus last year, the total number of homes available this month is lower by 172 units or 52%. The total number of active inventory this June was 161 compared to 333 in June 2020. This month's total of 161 is lower than the previous month's total supply of available inventory of 174, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Frederick Homes was \$335,680. This June, the median sale price was \$371,845, an increase of 11% or \$36,165 compared to last year. The current median sold price is approximately the same as the median price in May.

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

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*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.





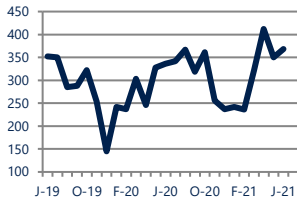
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June 2021

Zip Code(s): 21701, 21702, 21703, 21704, 21714 and 21717

New Listings

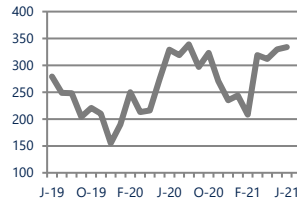
368



Up 10%
Vs. Year Ago

Current Contracts

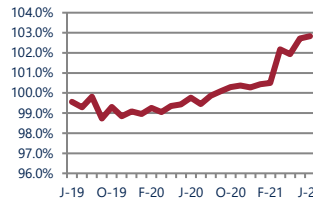
334



Up 2%
Vs. Year Ago

Sold Vs. List Price

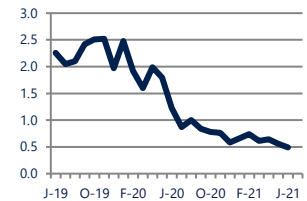
102.8%



Up 3.1%
Vs. Year Ago

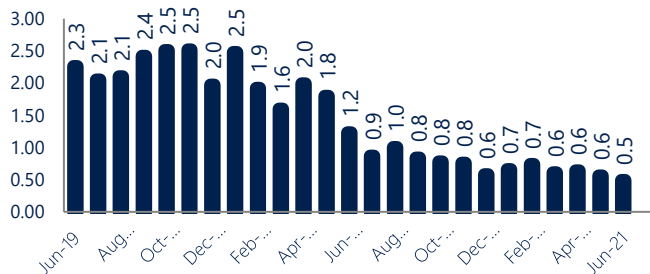
Months of Supply

0.5



Down -60%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 0.5 months of supply available in Frederick, compared to 1.2 in June 2020. That is a decrease of 61% versus a year ago.

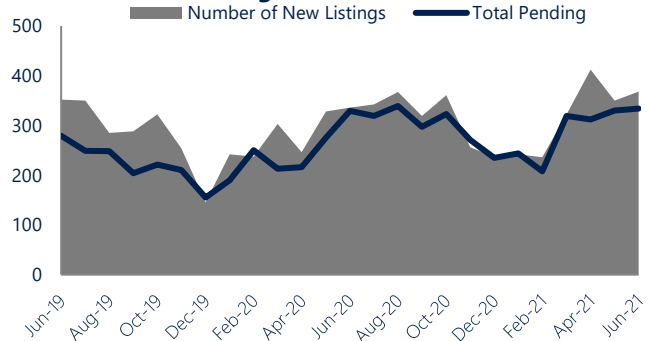
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

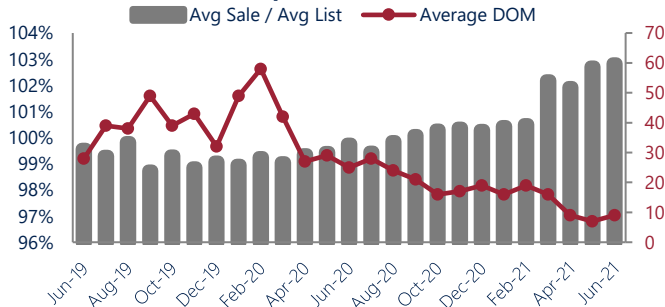
This month there were 368 homes newly listed for sale in Frederick compared to 336 in June 2020, an increase of 10%.

There were 334 current contracts pending sale this June compared to 329 a year ago. The number of current contracts is 2% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Frederick was 102.8% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 25, a decrease of 64%.



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