

May 2019

Frederick County, MD

Sold Summary

	May 2019	May 2018	% Change
Sold Dollar Volume	\$157,480,618	\$153,172,452	2.81%
Avg Sold Price	\$347,639	\$337,384	3.04%
Median Sold Price	\$325,000	\$310,000	4.84%
Units Sold	455	454	0.22%
Avg Days on Market	53	61	-13.11%
Avg List Price for Solds	\$349,998	\$339,349	3.14%
Avg SP to OLP Ratio	98.9%	98.6%	0.36%
Ratio of Avg SP to Avg OLP	98.2%	98.1%	0.14%
Attached Avg Sold Price	\$260,736	\$268,019	-2.72%
Detached Avg Sold Price	\$404,939	\$383,798	5.51%
Attached Units Sold	180	182	-1.10%
Detached Units Sold	275	272	1.10%

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

	May 2019	May 2018	% Change
Active Listings	1,132	973	16.34%
New Listings	757	698	8.45%
New Under Contracts	420	249	68.67%
New Contingents	118	212	-44.34%
New Pendings	538	461	16.70%
All Pendings	786	805	-2.36%

Financing (Sold)

Assumption	0
Cash	44
Conventional	261
FHA	82
Other	27
Owner	0
VA	41

Days on Market (Sold)

0	4
1 to 10	147
11 to 20	61
21 to 30	36
31 to 60	86
61 to 90	47
91 to 120	19
121 to 180	27
181 to 360	24
361 to 720	4
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	1	3	0
\$50K to \$99,999	1	0	2	0	1	0	0	2	0	0
\$100K to \$149,999	0	0	0	0	1	0	8	9	0	4
\$150K to \$199,999	1	6	6	15	1	3	12	17	8	15
\$200K to \$299,999	3	9	34	53	14	17	13	71	81	28
\$300K to \$399,999	0	1	36	17	42	10	6	165	115	13
\$400K to \$499,999	0	0	13	4	65	3	0	213	26	4
\$500K to \$599,999	0	0	3	0	24	1	1	159	11	1
\$600K to \$799,999	0	0	4	0	19	0	0	108	1	1
\$800K to \$999,999	0	0	0	0	2	1	0	30	0	1
\$1M to \$2,499,999	0	0	0	0	1	0	0	28	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
<b>Total</b>	<b>5</b>	<b>16</b>	<b>99</b>	<b>89</b>	<b>171</b>	<b>35</b>	<b>40</b>	<b>806</b>	<b>245</b>	<b>67</b>
Avg Sold Price	\$194,220	\$212,509	\$331,972	\$266,436	\$453,199	\$317,371	\$217,788			
Prev Year - Avg Sold Price	\$242,618	\$235,532	\$306,132	\$271,971	\$442,358	\$325,742	\$208,127			
Avg Sold % Change	-19.95%	-9.77%	8.44%	-2.04%	2.45%	-2.57%	4.64%			
Prev Year - # of Solds	17	12	92	114	163	28	28			

Active Detail