

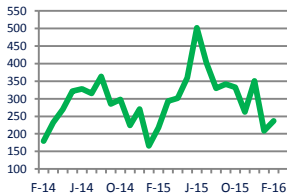


Focus On: Frederick County Housing Market

February 2016

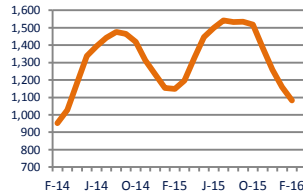
Units Sold

237



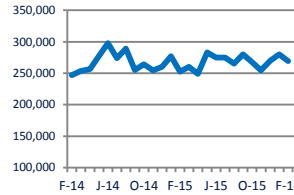
Active Inventory

1,083



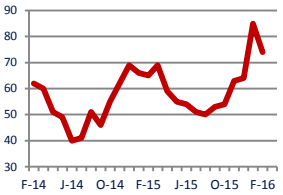
Median Sale Price

\$269,500



Days On Market

74



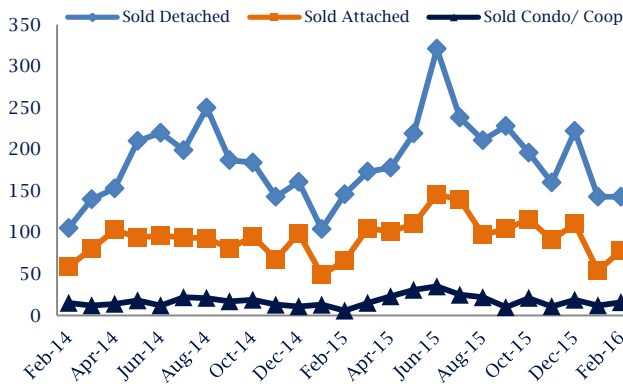
Up 9%  
Vs. Year Ago

Down -6%  
Vs. Year Ago

Up 7%  
Vs. Year Ago

Up 14%  
Vs. Year Ago

Units Sold\*



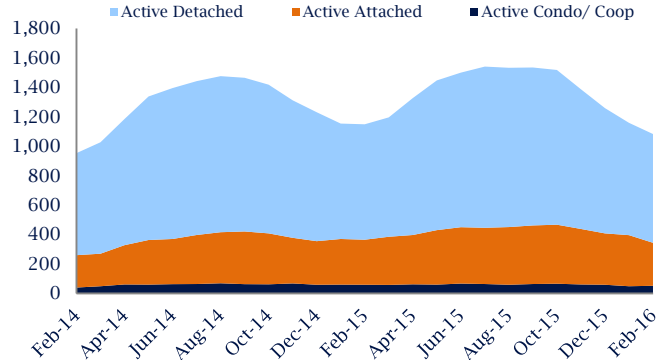
Units Sold

There was an increase in total units sold in February, with 237 sold this month in Frederick County versus 209 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 9% versus February 2015.

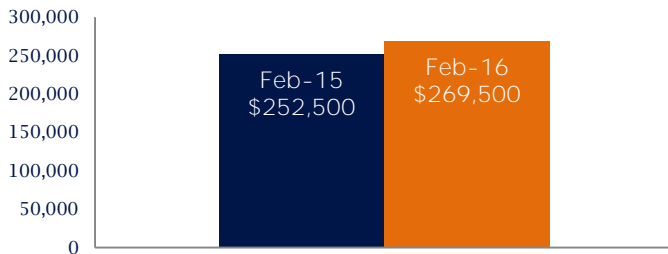
Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 6%. The total number of active inventory this February was 1,083 compared to 1,149 in February 2015. This month's total of 1,083 is lower than the previous month's total supply of available inventory of 1,159, a decrease of 7%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last February, the median sale price for Frederick County Homes was \$252,500. This February, the median sale price was \$269,500, an increase of 7% or \$17,000 compared to last year. The current median sold price is 4% lower than in January.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



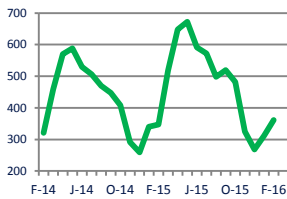


Focus On: Frederick County Housing Market

February 2016

New Listings

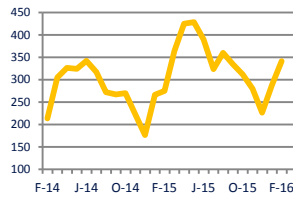
361



Up 4%  
Vs. Year Ago

Current Contracts

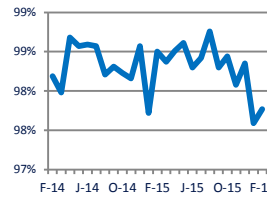
341



Up 24%  
Vs. Year Ago

Sold Vs. List Price

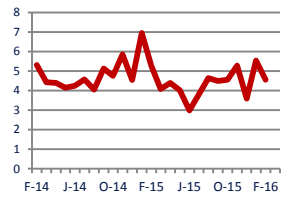
97.8%



Down -0.7%  
Vs. Year Ago

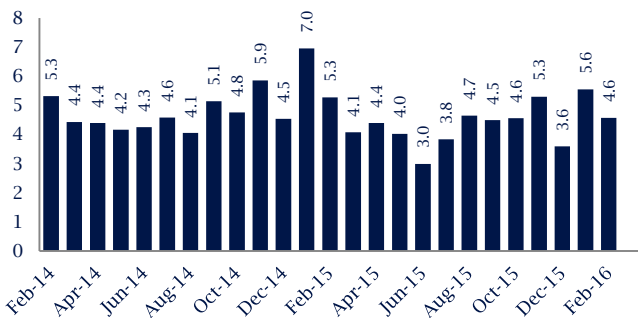
Months of Supply

4.6



Down -13%  
Vs. Year Ago

Months Of Supply



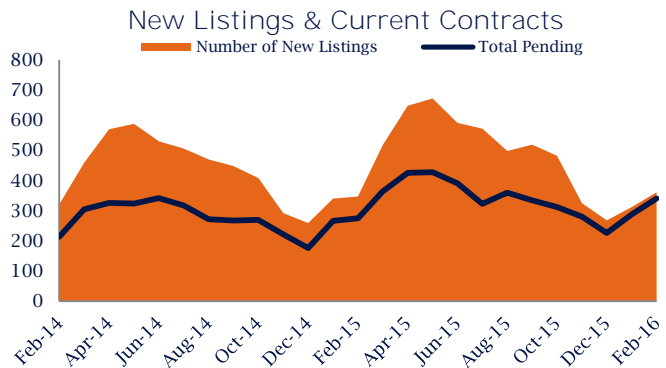
Months of Supply

In February, there was 4.6 months of supply available in Frederick County, compared to 5.3 in February 2015. That is a decrease of 13% versus a year ago.

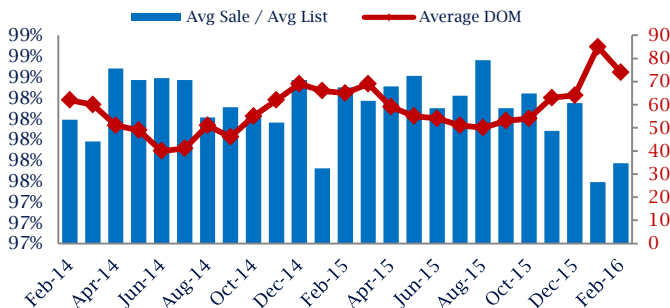
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 361 homes newly listed for sale in Frederick County compared to 347 in February 2015, an increase of 4%. There were 341 current contracts pending sale this February compared to 275 a year ago. The number of current contracts is 24% higher than last February.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Frederick County was 97.8% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 74, higher than the average last year, which was 65, an increase of 14%.

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