



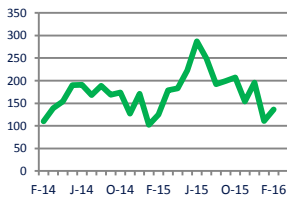
## Focus On: Frederick Housing Market

February 2016

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

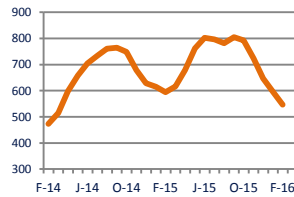
### Units Sold

136



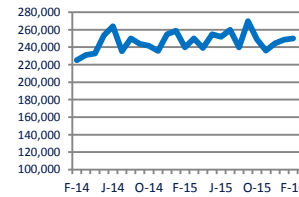
### Active Inventory

547



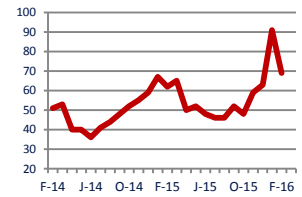
### Median Sale Price

\$249,945



### Days On Market

69

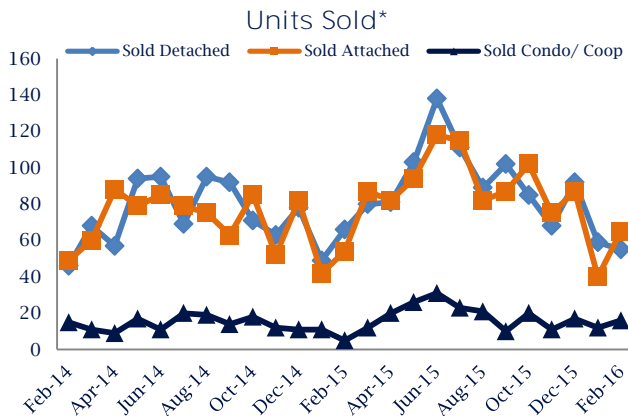


Up 9%  
Vs. Year Ago

Down -8%  
Vs. Year Ago

Up 4%  
Vs. Year Ago

Up 11%  
Vs. Year Ago

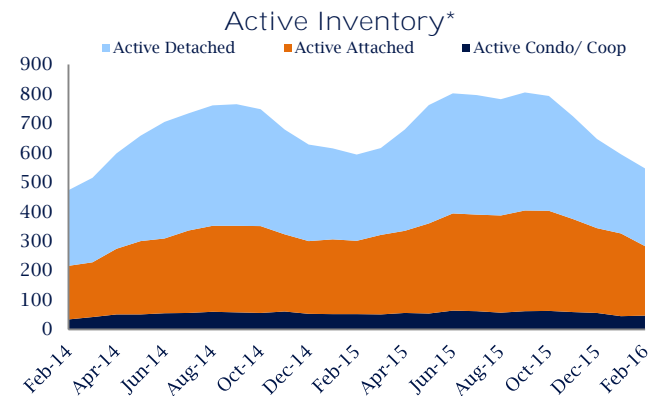


### Units Sold

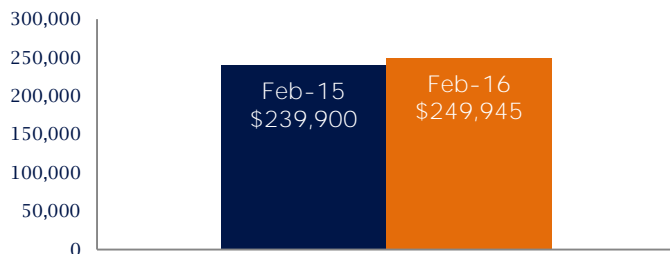
There was an increase in total units sold in February, with 136 sold this month in Frederick versus 111 last month, an increase of 23%. This month's total units sold was higher than at this time last year, an increase of 9% versus February 2015.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 8%. The total number of active inventory this February was 547 compared to 594 in February 2015. This month's total of 547 is lower than the previous month's total supply of available inventory of 595, a decrease of 8%.



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Frederick Homes was \$239,900. This February, the median sale price was \$249,945, an increase of 4% or \$10,045 compared to last year. The current median sold price is 1% higher 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.

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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 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.





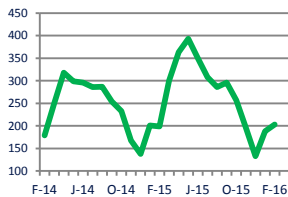
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February 2016

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

### New Listings

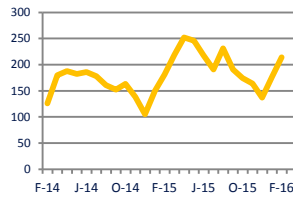
203



Up 2%  
Vs. Year Ago

### Current Contracts

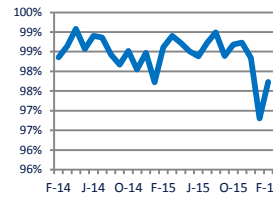
214



Up 18%  
Vs. Year Ago

### Sold Vs. List Price

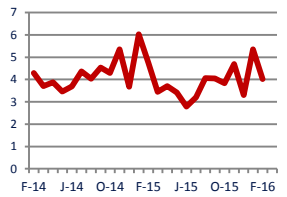
97.7%



Down -0.9%  
Vs. Year Ago

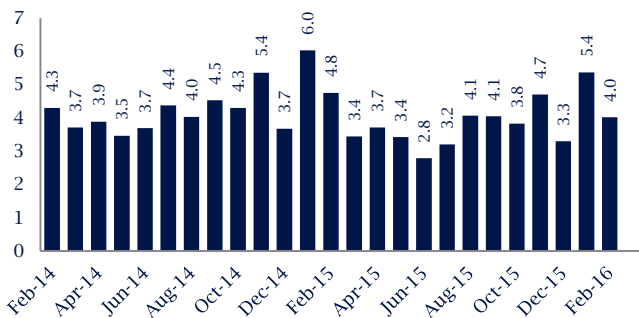
### Months of Supply

4.0



Down -15%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

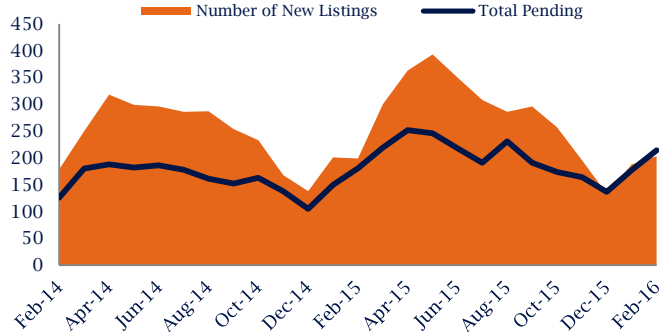
In February, there was 4.0 months of supply available in Frederick, compared to 4.8 in February 2015. That is a decrease of 15% versus a year ago.

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.

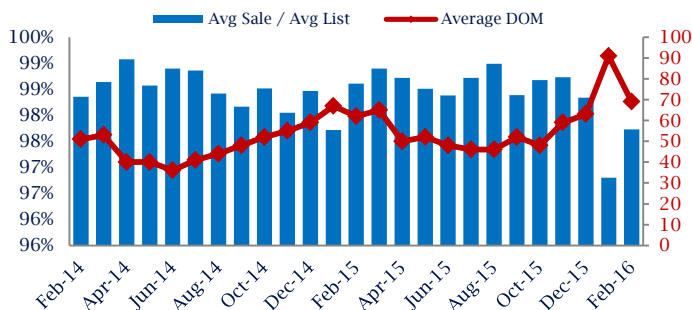
### New Listings & Current Contracts

This month there were 203 homes newly listed for sale in Frederick compared to 199 in February 2015, an increase of 2%. There were 214 current contracts pending sale this February compared to 181 a year ago. The number of current contracts is 18% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Frederick was 97.7% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 69, higher than the average last year, which was 62, an increase of 11%.

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