## December 2023

Frederick County, MD

## Sold Summary

|  | Dec 2023 | Dec 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 107,263,215$ | $\$ 157,871,241$ | $-32.06 \%$ |
| Avg Sold Price | $\$ 502,080$ | $\$ 467,784$ | $7.33 \%$ |
| Median Sold Price | $\$ 492,000$ | $\$ 426,790$ | $15.28 \%$ |
| Units Sold | 216 | 339 | $-36.28 \%$ |
| Avg Days on Market | 25 | 23 | $8.70 \%$ |
| Avg List Price for Solds | $\$ 498,898$ | $\$ 465,696$ | $7.13 \%$ |
| Avg SP to OLP Ratio | $99.8 \%$ | $99.2 \%$ | $0.63 \%$ |
| Ratio of Avg SP to Avg OLP | $99.5 \%$ | $98.8 \%$ | $0.70 \%$ |
| Attached Avg Sold Price | $\$ 439,789$ | $\$ 393,395$ | $11.79 \%$ |
| Detached Avg Sold Price | $\$ 552,331$ | $\$ 549,060$ | $0.60 \%$ |
| Attached Units Sold | 96 | 177 | $-45.76 \%$ |
| Detached Units Sold | 120 | 162 | $-25.93 \%$ |
|  |  |  |  |

## 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

|  | Dec 2023 | Dec 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 307 | 368 | $-16.58 \%$ |
| New Listings | 164 | 281 | $-41.64 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 167 | 231 | $-27.71 \%$ |
| All Pendings | 278 | 363 | $-23.42 \%$ |

## Financing (Sold)

| Assumption | 1 |
| :--- | :---: |
| Cash | 39 |
| Conventional | 130 |
| FHA | 30 |
| Other | 3 |
| Owner | 0 |
| VA | 11 |

Days on Market (Sold)

| 0 | 8 |
| :--- | :---: |
| 1 to 10 | 86 |
| 11 to 20 | 27 |
| 21 to 30 | 29 |
| 31 to 60 | 29 |
| 61 to 90 | 13 |
| 91 to 120 | 4 |
| 121 to 180 | 3 |
| 181 to 360 | 5 |
| 361 to 720 | 12 |
| $721+$ | 0 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 1 |
| \$200K to \$299,999 | 2 | 3 | 5 | 5 | 2 | 0 | 1 | 7 | 5 | 3 |
| \$300K to \$399,999 | 2 | 2 | 8 | 15 | 5 | 4 | 6 | 19 | 13 | 6 |
| \$400K to \$499,999 | 0 | 2 | 13 | 18 | 8 | 5 | 4 | 29 | 30 | 2 |
| \$500K to \$599,999 | 0 | 0 | 13 | 12 | 11 | 10 | 0 | 27 | 20 | 2 |
| \$600K to \$799,999 | 2 | 0 | 6 | 3 | 35 | 2 | 1 | 60 | 18 | 0 |
| \$800K to \$999,999 | 1 | 0 | 1 | 1 | 3 | 1 | 0 | 30 | 1 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 27 | 1 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Total | 7 | 7 | 48 | 54 | 65 | 22 | 13 | 205 | 88 | 14 |
| Avg Sold Price | \$498,296 | \$313,400 | \$460,829 | \$439,803 | \$624,314 | \$515,552 | \$379,576 |  |  |  |
| Prev Year - Avg Sold Price | \$255,808 | \$373,990 | \$436,957 | \$407,064 | \$631,377 | \$458,069 | \$303,963 |  |  |  |
| Avg Sold \% Change | 94.79\% | -16.20\% | 5.46\% | 8.04\% | -1.12\% | 12.55\% | 24.88\% |  |  |  |
| Prev Year - \# of Solds | 6 | 15 | 57 | 100 | 99 | 29 | 33 |  |  |  |

