

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 Active Detail

	Residential					Condo/Coop Active Listings			gs	
2 0		Less BR	3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$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%			

99

29

33



15

57

100

Prev Year - # of Solds