

January 2025

Frederick County, MD

Sold Summary

	Jan 2025	Jan 2024	% Change
Sold Dollar Volume	\$97,014,745	\$78,707,889	23.26%
Avg Sold Price	\$505,084	\$497,358	1.55%
Median Sold Price	\$455,000	\$455,000	0.00%
Units Sold	193	159	21.38%
Avg Days on Market	32	26	23.08%
Avg List Price for Solds	\$502,667	\$495,018	1.55%
Avg SP to OLP Ratio	99.3%	99.4%	-0.14%
Ratio of Avg SP to Avg OLP	99.4%	99.3%	0.13%
Attached Avg Sold Price	\$424,594	\$428,210	-0.84%
Detached Avg Sold Price	\$565,817	\$559,097	1.20%
Attached Units Sold	83	75	10.67%
Detached Units Sold	110	84	30.95%

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

	Jan 2025	Jan 2024	% Change
Active Listings	357	291	22.68%
New Listings	268	267	0.37%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	217	252	-13.89%
All Pendings	341	346	-1.45%

Financing (Sold)

Assumption	0
Cash	27
Conventional	118
FHA	28
Other	2
Owner	1
VA	17

Days on Market (Sold)

0	8
1 to 10	58
11 to 20	20
21 to 30	18
31 to 60	40
61 to 90	17
91 to 120	12
121 to 180	8
181 to 360	4
361 to 720	8
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	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	1	0	0	0	0	2	1	0	1
\$200K to \$299,999	2	2	2	1	0	0	9	8	2	12
\$300K to \$399,999	2	2	9	9	3	4	9	22	23	6
\$400K to \$499,999	2	0	16	17	13	3	3	30	36	4
\$500K to \$599,999	0	0	6	12	14	3	0	40	22	0
\$600K to \$799,999	0	0	3	2	26	2	1	65	11	4
\$800K to \$999,999	0	0	0	0	6	0	0	40	1	0
\$1M to \$2,499,999	0	0	0	0	6	0	1	20	5	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	6	5	36	41	68	12	25	229	100	28
Avg Sold Price	\$345,816	\$293,980	\$450,751	\$456,740	\$646,146	\$477,781	\$372,466			
Prev Year - Avg Sold Price	\$547,162	\$243,333	\$417,288	\$404,283	\$649,220	\$434,397	\$483,332			
Avg Sold % Change	-36.80%	20.81%	8.02%	12.98%	-0.47%	9.99%	-22.94%			
Prev Year - # of Solds	6	3	30	37	48	10	25			

Active Detail