

## February 2024

### Frederick County, MD

#### Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$111,000,858	\$132,515,367	-16.24%
Avg Sold Price	\$538,331	\$491,771	9.47%
Median Sold Price	\$466,000	\$445,000	4.72%
Units Sold	209	273	-23.44%
Avg Days on Market	22	30	-26.67%
Avg List Price for Solds	\$531,104	\$485,404	9.41%
Avg SP to OLP Ratio	100.8%	99.6%	1.21%
Ratio of Avg SP to Avg OLP	100.2%	99.5%	0.76%
Attached Avg Sold Price	\$443,557	\$398,592	11.28%
Detached Avg Sold Price	\$635,866	\$580,291	9.58%
Attached Units Sold	106	133	-20.30%
Detached Units Sold	103	140	-26.43%

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

	Feb 2024	Feb 2023	% Change
Active Listings	312	305	2.30%
New Listings	270	280	-3.57%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	270	295	-8.47%
All Pendings	415	448	-7.37%

#### Financing (Sold)

Assumption	0
Cash	29
Conventional	133
FHA	27
Other	0
Owner	0
VA	18

#### Days on Market (Sold)

0	12
1 to 10	93
11 to 20	19
21 to 30	19
31 to 60	26
61 to 90	19
91 to 120	8
121 to 180	0
181 to 360	8
361 to 720	2
721+	3

#### 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	1	0	0
\$150K to \$199,999	1	1	0	0	0	0	1	3	0	0
\$200K to \$299,999	0	3	1	3	1	0	5	7	9	17
\$300K to \$399,999	2	6	9	12	2	7	3	11	12	6
\$400K to \$499,999	1	3	15	25	4	9	7	20	25	8
\$500K to \$599,999	0	0	6	7	12	5	1	32	17	7
\$600K to \$799,999	0	0	7	1	21	2	1	62	11	1
\$800K to \$999,999	0	0	0	1	13	0	0	26	1	0
\$1M to \$2,499,999	0	0	2	0	6	0	3	33	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
<b>Total</b>	<b>4</b>	<b>13</b>	<b>40</b>	<b>49</b>	<b>59</b>	<b>23</b>	<b>21</b>	<b>197</b>	<b>76</b>	<b>39</b>
Avg Sold Price	\$328,750	\$337,038	\$522,302	\$439,577	\$733,680	\$456,840	\$504,234			
Prev Year - Avg Sold Price	\$410,912	\$279,518	\$440,392	\$404,489	\$677,067	\$481,593	\$331,849			
Avg Sold % Change	-20.00%	20.58%	18.60%	8.67%	8.36%	-5.14%	51.95%			
Prev Year - # of Solds	10	8	46	62	84	32	31			

#### Active Detail