

October 2023

Frederick County, MD

Sold Summary

	Oct 2023	Oct 2022	% Change
Sold Dollar Volume	\$138,520,335	\$150,170,740	-7.76%
Avg Sold Price	\$522,896	\$482,996	8.26%
Median Sold Price	\$476,185	\$450,000	5.82%
Units Sold	269	312	-13.78%
Avg Days on Market	17	21	-19.05%
Avg List Price for Solds	\$514,945	\$482,864	6.64%
Avg SP to OLP Ratio	100.6%	99.5%	1.12%
Ratio of Avg SP to Avg OLP	100.6%	99.0%	1.64%
Attached Avg Sold Price	\$422,761	\$395,106	7.00%
Detached Avg Sold Price	\$601,147	\$551,799	8.94%
Attached Units Sold	118	135	-12.59%
Detached Units Sold	151	176	-14.20%

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

	Oct 2023	Oct 2022	% Change
Active Listings	381	462	-17.53%
New Listings	301	466	-35.41%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	265	327	-18.96%
All Pendings	375	549	-31.69%

Financing (Sold)

Assumption	0
Cash	47
Conventional	183
FHA	20
Other	5
Owner	0
VA	10

Days on Market (Sold)

0	14
1 to 10	139
11 to 20	38
21 to 30	18
31 to 60	15
61 to 90	6
91 to 120	4
121 to 180	24
181 to 360	1
361 to 720	9
721+	1

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	1	0	1	0	0	0
\$150K to \$199,999	1	0	2	0	0	0	0	5	0	0
\$200K to \$299,999	1	4	3	3	1	0	10	15	4	4
\$300K to \$399,999	5	2	11	21	7	5	4	22	25	5
\$400K to \$499,999	1	0	12	23	12	8	6	29	33	7
\$500K to \$599,999	1	0	14	12	11	9	3	38	29	2
\$600K to \$799,999	0	0	5	2	36	2	2	90	10	1
\$800K to \$999,999	0	0	1	0	16	1	0	33	0	0
\$1M to \$2,499,999	0	0	1	0	9	0	0	28	0	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	0	0	0
<b>Total</b>	<b>9</b>	<b>6</b>	<b>49</b>	<b>61</b>	<b>93</b>	<b>25</b>	<b>26</b>	<b>261</b>	<b>101</b>	<b>19</b>
Avg Sold Price	\$353,071	\$284,500	\$481,632	\$430,021	\$688,125	\$492,897	\$370,194			
Prev Year - Avg Sold Price	\$413,842	\$288,750	\$411,577	\$406,916	\$630,533	\$475,955	\$323,535			
Avg Sold % Change	-14.68%	-1.47%	17.02%	5.68%	9.13%	3.56%	14.42%			
Prev Year - # of Solds	7	8	56	79	113	22	26			

Active Detail