

April 2025
Frederick County, MD

Sold Summary

	Apr 2025	Apr 2024	% Change
Sold Dollar Volume	\$158,069,693	\$138,459,719	14.16%
Avg Sold Price	\$534,346	\$503,488	6.13%
Median Sold Price	\$471,726	\$460,000	2.55%
Units Sold	302	279	8.24%
Avg Days on Market	16	17	-5.88%
Avg List Price for Solds	\$526,898	\$496,271	6.17%
Avg SP to OLP Ratio	101.0%	101.1%	-0.10%
Ratio of Avg SP to Avg OLP	101.0%	100.9%	0.13%
Attached Avg Sold Price	\$425,193	\$415,412	2.35%
Detached Avg Sold Price	\$628,585	\$589,261	6.67%
Attached Units Sold	139	137	1.46%
Detached Units Sold	163	140	16.43%

- 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

	Apr 2025	Apr 2024	% Change
Active Listings	511	359	42.34%
New Listings	364	347	4.90%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	354	356	-0.56%
All Pendings	468	504	-7.14%

Financing (Sold)

Assumption	0
Cash	40
Conventional	181
FHA	46
Other	2
Owner	0
VA	29

Days on Market (Sold)

0	15
1 to 10	163
11 to 20	35
21 to 30	15
31 to 60	26
61 to 90	16
91 to 120	11
121 to 180	8
181 to 360	9
361 to 720	2
721+	2

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	1	0	0	0	1	0	0
\$100K to \$149,999	0	0	1	1	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	2
\$200K to \$299,999	2	0	1	1	0	1	11
\$300K to \$399,999	7	5	6	21	2	2	11
\$400K to \$499,999	2	2	24	28	8	20	8
\$500K to \$599,999	1	0	9	8	11	5	0
\$600K to \$799,999	0	0	14	7	41	4	1
\$800K to \$999,999	0	0	1	0	22	1	0
\$1M to \$2,499,999	0	0	0	0	8	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	14	7	56	66	93	33	33
Avg Sold Price	\$330,846	\$376,414	\$511,170	\$439,743	\$742,127	\$486,253	\$345,379
Prev Year - Avg Sold Price	\$391,800	\$342,261	\$431,435	\$435,912	\$693,716	\$546,930	\$352,967
Avg Sold % Change	-15.56%	9.98%	18.48%	0.88%	6.98%	-11.09%	-2.15%
Prev Year - # of Solds	5	15	50	70	85	15	37

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
1	0	0
0	0	0
0	0	2
5	3	13
24	25	6
31	61	11
38	58	0
111	19	3
53	0	0
43	1	2
0	0	0
1	0	0
307	167	37