

July 2012

Frederick County, MD

Sold Summary

	Jul 2012	Jul 2011	% Change
Sold Dollar Volume	\$57,429,116	\$57,685,121	-0.44%
Avg Sold Price	\$265,876	\$261,019	1.86%
Median Sold Price	\$251,375	\$235,000	6.97%
Units Sold	216	221	-2.26%
Avg Days on Market	68	111	-38.74%
Avg List Price for Solds	\$271,120	\$268,927	0.82%
Avg SP to OLP Ratio	95.4%	92.1%	3.53%
Ratio of Avg SP to Avg OLP	95.3%	92.2%	3.44%
Attached Avg Sold Price	\$197,856	\$170,977	15.72%
Detached Avg Sold Price	\$299,182	\$312,106	-4.14%
Attached Units Sold	71	80	-11.25%
Detached Units Sold	145	141	2.84%

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

	Jul 2012	Jul 2011	% Change
Active Listings	830	1,240	-33.06%
New Listings	322	314	2.55%
New Under Contracts	151	131	15.27%
New Contingents	176	139	26.62%
New Pendings	327	270	21.11%
All Pendings	675	552	22.28%

Financing (Sold)

Assumption	0
Cash	39
Conventional	92
FHA	58
Other	9
Owner	1
VA	17

Days on Market (Sold)

0	6
1 to 10	51
11 to 20	31
21 to 30	15
31 to 60	49
61 to 90	24
91 to 120	10
121 to 180	7
181 to 360	18
361 to 720	4
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	1	1	0	0	0	0	0	4	2	0
\$50K to \$99,999	1	0	2	2	0	0	4	12	1	0
\$100K to \$149,999	1	0	4	8	1	0	5	17	15	10
\$150K to \$199,999	4	0	9	10	9	3	4	56	31	16
\$200K to \$299,999	4	2	26	20	18	3	1	127	54	9
\$300K to \$399,999	0	0	10	7	26	0	0	179	15	1
\$400K to \$499,999	0	0	0	1	24	0	0	140	2	0
\$500K to \$599,999	0	0	0	0	1	0	0	55	0	1
\$600K to \$799,999	0	0	0	0	3	0	0	43	1	0
\$800K to \$999,999	0	0	0	0	1	0	0	14	1	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	22	0	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	2	0	0
Total	11	3	51	48	83	6	14	671	122	37
Avg Sold Price	\$171,099	\$158,333	\$234,276	\$217,530	\$356,039	\$207,917	\$134,556			
Prev Year - Avg Sold Price	\$204,363	\$100,250	\$233,741	\$189,467	\$373,056	\$211,850	\$127,496			
Avg Sold % Change	-16.28%	57.94%	0.23%	14.81%	-4.56%	-1.86%	5.54%			
Prev Year - # of Solds	8	4	52	47	81	8	21			

Active Detail