

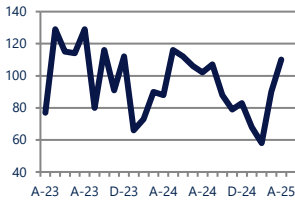
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HAGERSTOWN HOUSING MARKET**

APRIL 2025

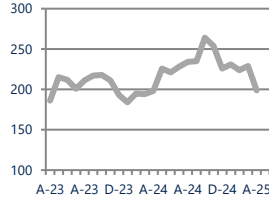
Zip Code(s): 21740 and 21742

Units Sold
110



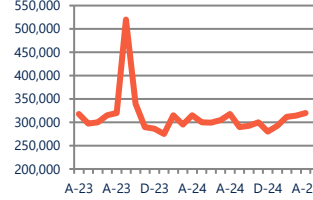
Up 25%
Vs. Year Ago

Active Inventory
199



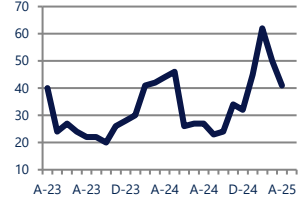
Up 1%
Vs. Year Ago

Median Sale Price
\$320,000



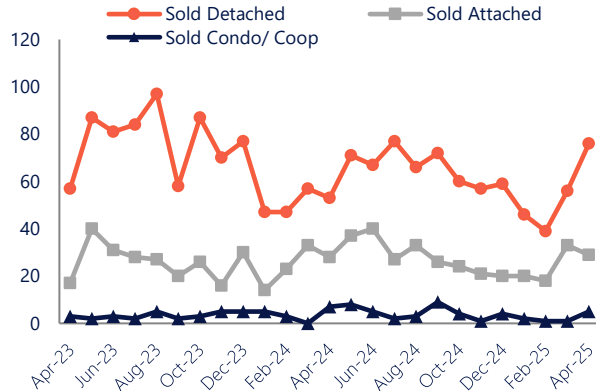
Up 2%
Vs. Year Ago

Days On Market
41



Down -7%
Vs. Year Ago

Units Sold*



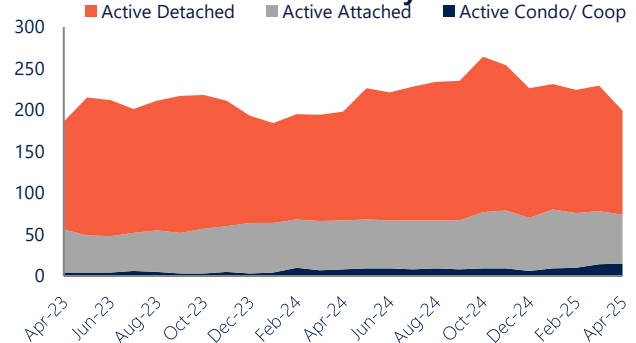
Units Sold

There was an increase in total units sold in April, with 110 sold this month in Hagerstown versus 90 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 25% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this April was 199 compared to 198 in April 2024. This month's total of 199 is lower than the previous month's total supply of available inventory of 229, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hagerstown Homes was \$314,998. This April, the median sale price was \$320,000, an increase of 2% or \$5,002 compared to last year. The current median sold price is 2% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Hagerstown are defined as properties listed in zip code/s 21740 and 21742.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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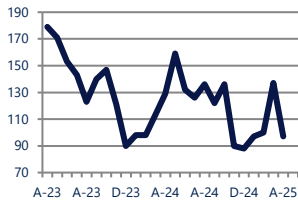
FOCUS ON: **HAGERSTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 21740 and 21742

New Listings

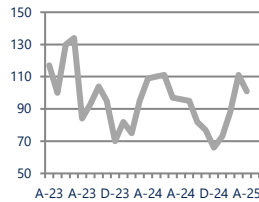
97



Down -25%
Vs. Year Ago

Current Contracts

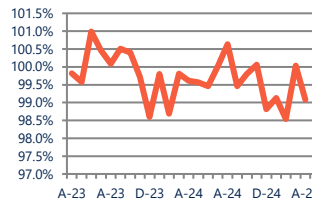
101



Down -7%
Vs. Year Ago

Sold Vs. List Price

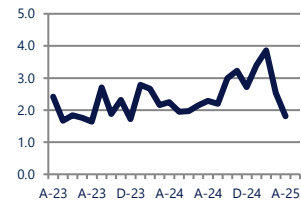
99.1%



Down -0.5%
Vs. Year Ago

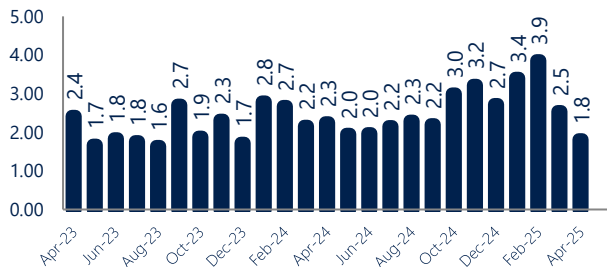
Months of Supply

1.8



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

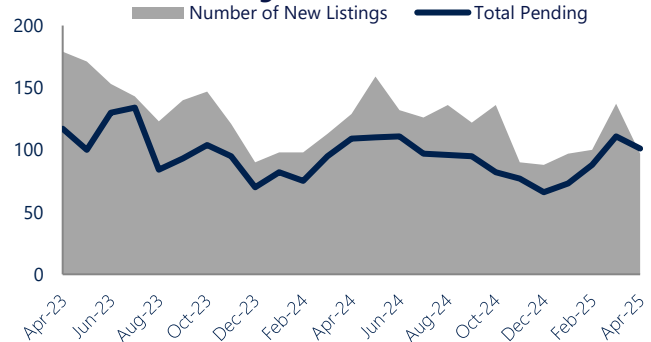
In April, there was 1.8 months of supply available in Hagerstown, compared to 2.3 in April 2024. That is a decrease of 20% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

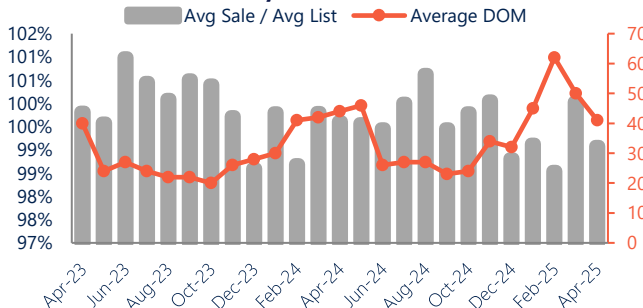
New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Hagerstown compared to 129 in April 2024, a decrease of 25%. There were 101 current contracts pending sale this April compared to 109 a year ago. The number of current contracts is 7% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Hagerstown was 99.1% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, lower than the average last year, which was 44, a decrease of 7%.

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