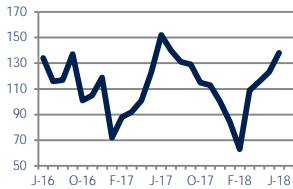


Focus On: Hagerstown Housing Market

June 2018

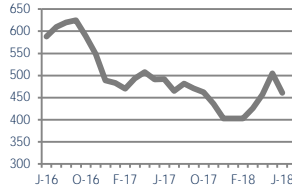
Zip Code(s): 21740 and 21742

Units Sold
138



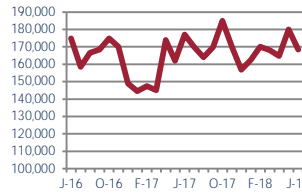
Down -9%
Vs. Year Ago

Active Inventory
461



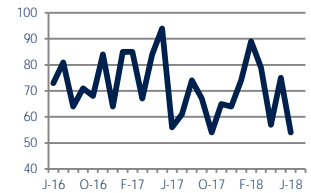
Down -6%
Vs. Year Ago

Median Sale Price
\$168,450



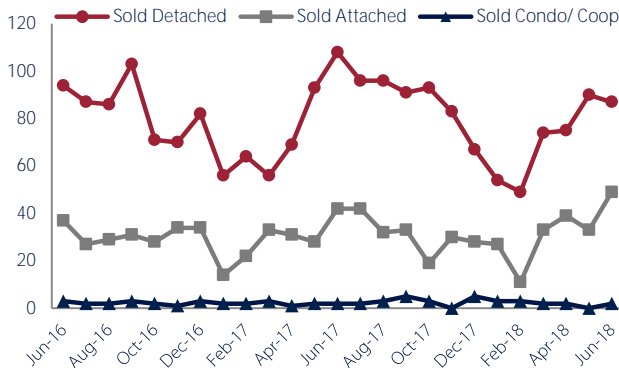
Down -5%
Vs. Year Ago

Days On Market
54



Down -4%
Vs. Year Ago

Units Sold*



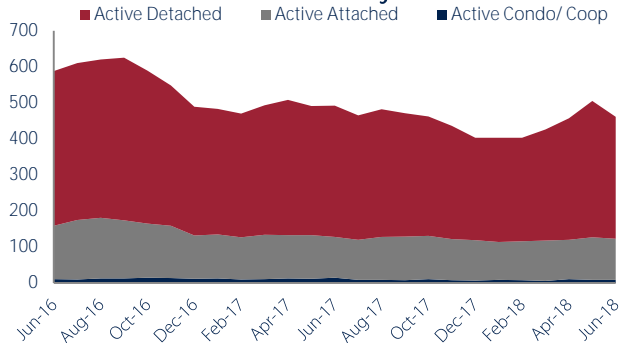
Units Sold

There was an increase in total units sold in June, with 138 sold this month in Hagerstown versus 123 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 9% versus June 2017.

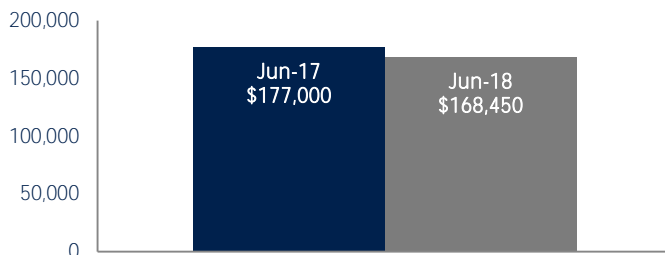
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 6%. The total number of active inventory this June was 461 compared to 492 in June 2017. This month's total of 461 is lower than the previous month's total supply of available inventory of 505, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hagerstown Homes was \$177,000. This June, the median sale price was \$168,450, a decrease of 5% or \$8,550 compared to last year. The current median sold price is 6% lower than in May.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



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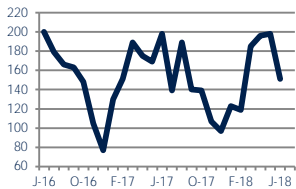
Focus On: Hagerstown Housing Market

June 2018

Zip Code(s): 21740 and 21742

New Listings

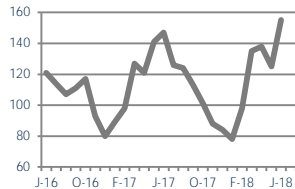
151



Down -24%
Vs. Year Ago

Current Contracts

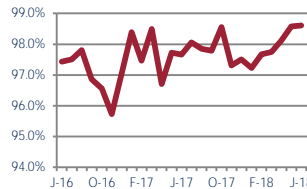
155



Up 5%
Vs. Year Ago

Sold Vs. List Price

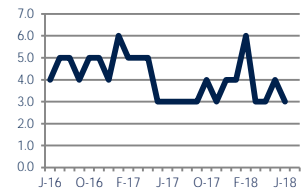
98.6%



Up 1%
Vs. Year Ago

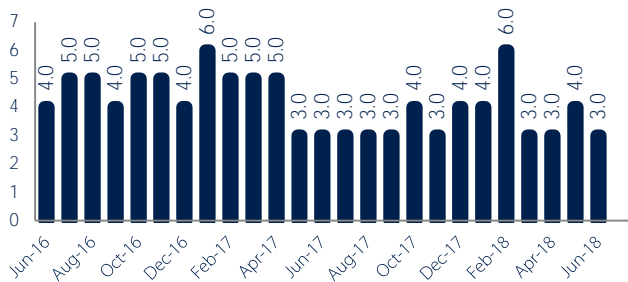
Months of Supply

3.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

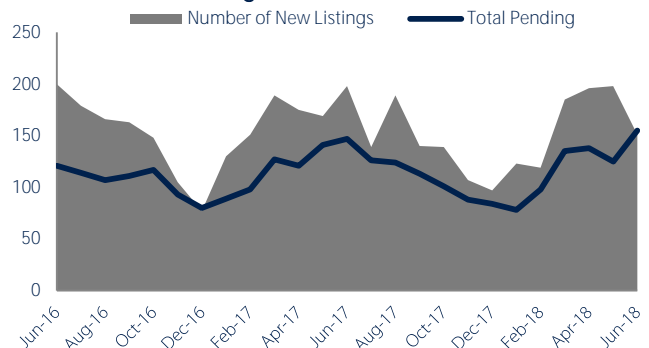
In June, there was 3.3 months of supply available in Hagerstown, compared to 3.2 in June 2017. That is an increase of 3% versus a year ago.

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.

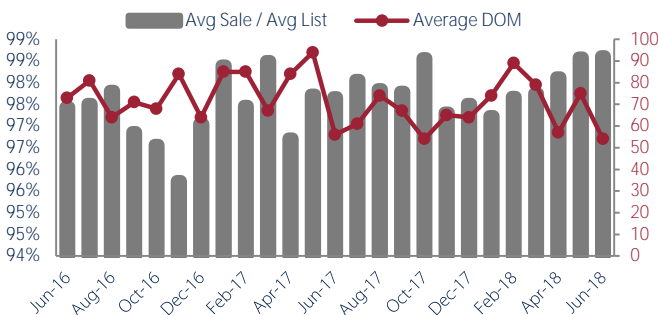
New Listings & Current Contracts

This month there were 151 homes newly listed for sale in Hagerstown compared to 198 in June 2017, a decrease of 24%. There were 155 current contracts pending sale this June compared to 147 a year ago. The number of current contracts is 5% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Hagerstown was 98.6% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 56, a decrease of 4%.



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