

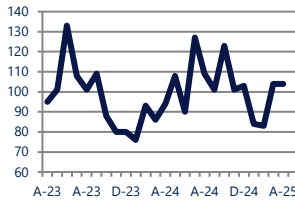
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MARTINSBURG HOUSING MARKET**

APRIL 2025

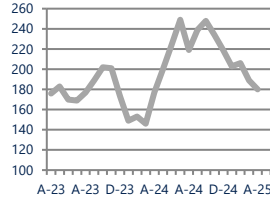
Zip Code(s): 25404, 25403, 25402, 25401 and 25405

Units Sold
104



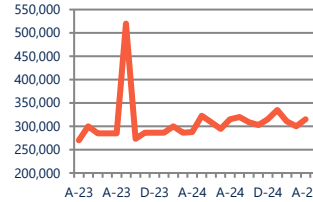
Up 11%
Vs. Year Ago

Active Inventory
180



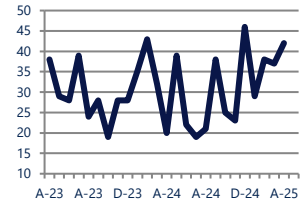
Up 2%
Vs. Year Ago

Median Sale Price
\$315,000



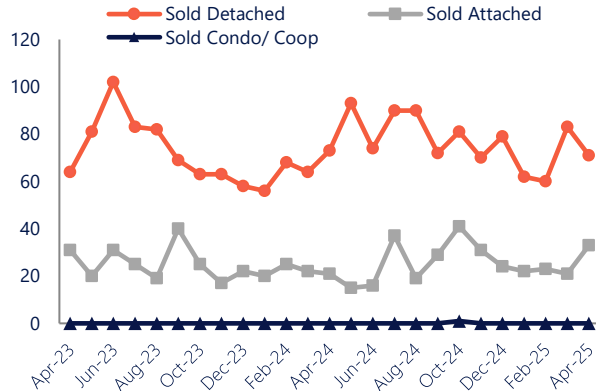
Up 10%
Vs. Year Ago

Days On Market
42



Up 110%
Vs. Year Ago

Units Sold*



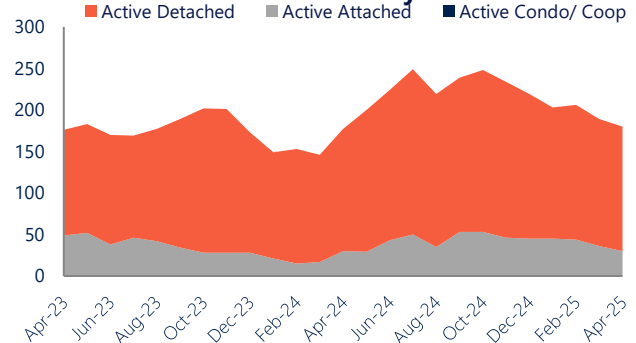
Units Sold

The number of units sold remained stable in April, with 104 sold this month in Martinsburg. This month's total units sold was higher than at this time last year, an increase of 11% versus April 2024.

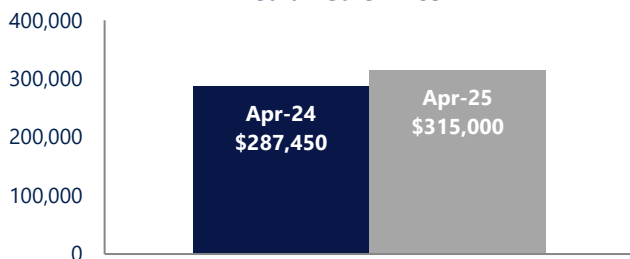
Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 2%. The total number of active inventory this April was 180 compared to 177 in April 2024. This month's total of 180 is lower than the previous month's total supply of available inventory of 189, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Martinsburg Homes was \$287,450. This April, the median sale price was \$315,000, an increase of 10% or \$27,550 compared to last year. The current median sold price is 5% 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.

Martinsburg are defined as properties listed in zip code/s 25404, 25403, 25402, 25401 and 25405.

*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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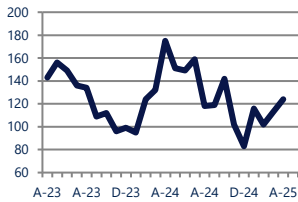
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APRIL 2025

Zip Code(s): 25404, 25403, 25402, 25401 and 25405

New Listings

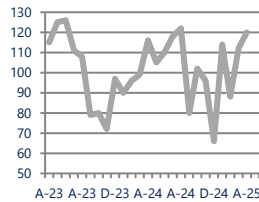
124



Down -29%
Vs. Year Ago

Current Contracts

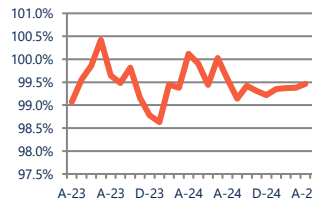
120



Up 3%
Vs. Year Ago

Sold Vs. List Price

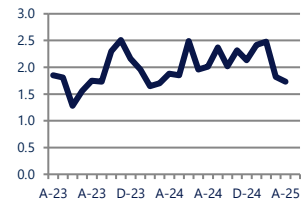
99.5%



Down -0.7%
Vs. Year Ago

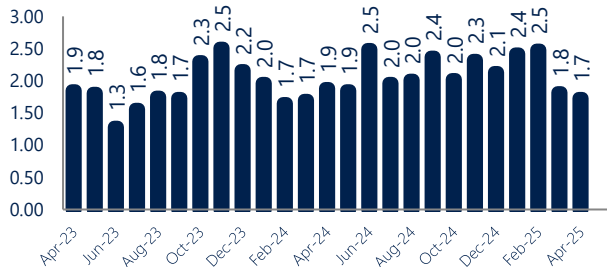
Months of Supply

1.7



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

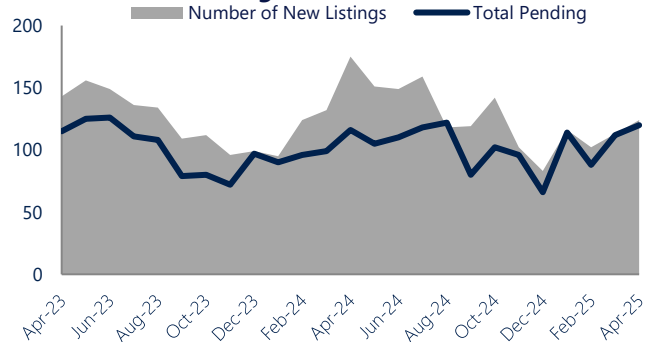
In April, there was 1.7 months of supply available in Martinsburg, compared to 1.9 in April 2024. That is a decrease of 8% versus a year ago.

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.

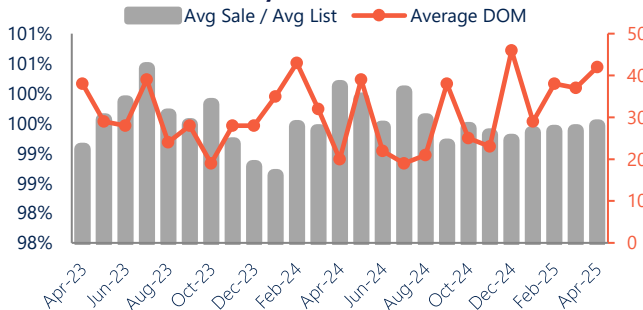
New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Martinsburg compared to 175 in April 2024, a decrease of 29%. There were 120 current contracts pending sale this April compared to 116 a year ago. The number of current contracts is 3% higher 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 Martinsburg was 99.5% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 20, an increase of 110%.

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