

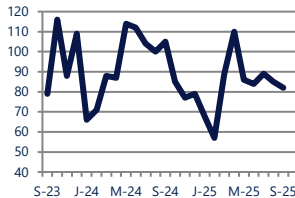
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HAGERSTOWN HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 21740 and 21742

Units Sold

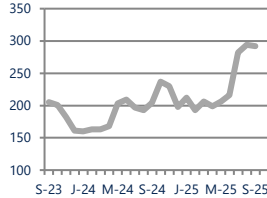
82



Down -22%
Vs. Year Ago

Active Inventory

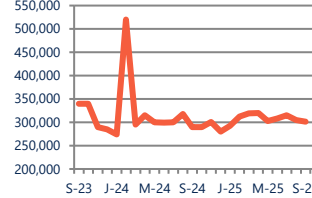
292



Up 43%
Vs. Year Ago

Median Sale Price

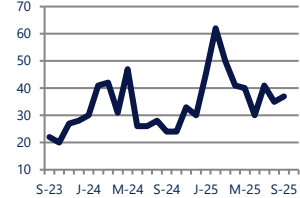
\$301,000



Up 4%
Vs. Year Ago

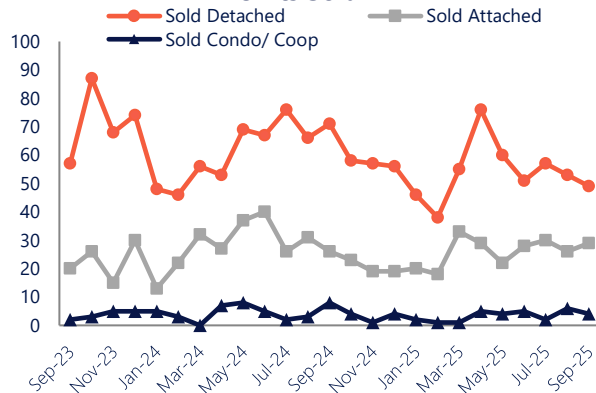
Days On Market

37



Up 54%
Vs. Year Ago

Units Sold*



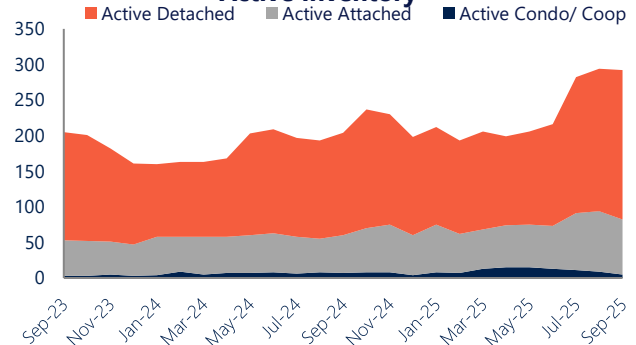
Units Sold

There was a decrease in total units sold in September, with 82 sold this month in Hagerstown versus 85 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 22% versus September 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 88 units or 43%. The total number of active inventory this September was 292 compared to 204 in September 2024. This month's total of 292 is lower than the previous month's total supply of available inventory of 294, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Hagerstown Homes was \$290,000. This September, the median sale price was \$301,000, an increase of 4% or \$11,000 compared to last year. The current median sold price is 1% lower than in August.

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.

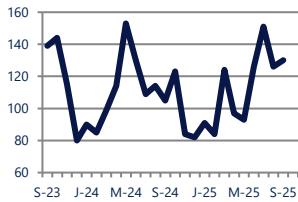
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FOCUS ON: **HAGERSTOWN HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 21740 and 21742

New Listings

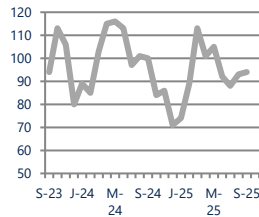
130



Up 24%
Vs. Year Ago

Current Contracts

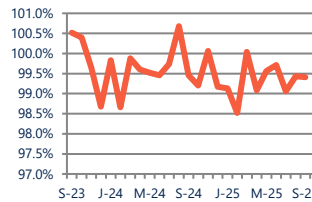
94



Down -6%
Vs. Year Ago

Sold Vs. List Price

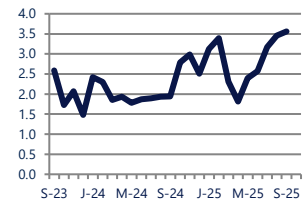
99.4%



No Change
Vs. Year Ago

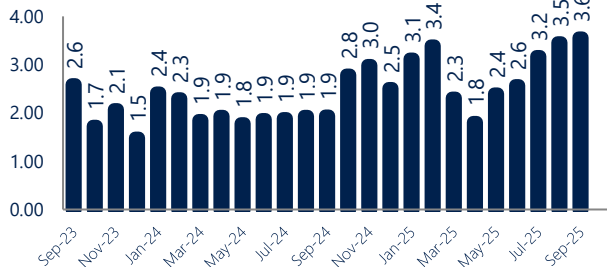
Months of Supply

3.6



Up 84%
Vs. Year Ago

Months Of Supply



Months of Supply

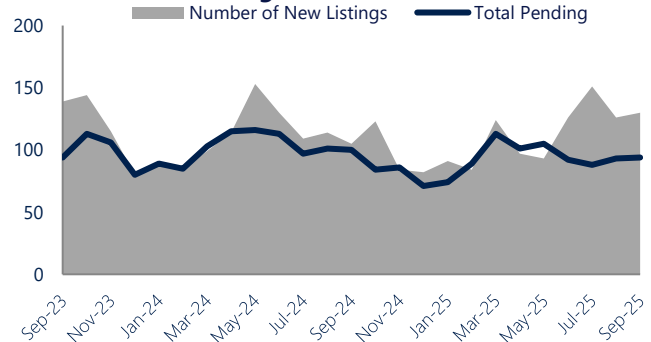
In September, there was 3.6 months of supply available in Hagerstown, compared to 1.9 in September 2024. That is an increase of 83% versus a year ago.

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.

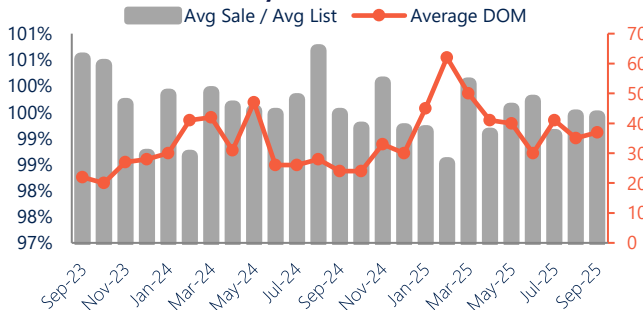
New Listings & Current Contracts

This month there were 130 homes newly listed for sale in Hagerstown compared to 105 in September 2024, an increase of 24%. There were 94 current contracts pending sale this September compared to 100 a year ago. The number of current contracts is 6% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Hagerstown was 99.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 24, an increase of 54%.

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