



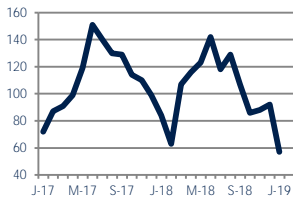
Focus On: Hagerstown Housing Market

January 2019

Zip Code(s): 21740 and 21742

Units Sold

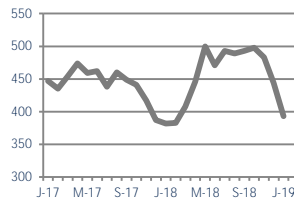
57



Down -32%
Vs. Year Ago

Active Inventory

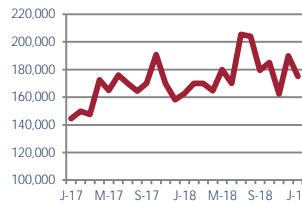
393



Up 3%
Vs. Year Ago

Median Sale Price

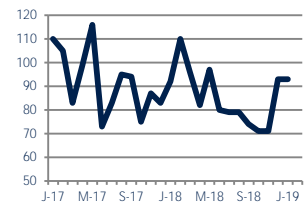
\$175,000



Up 8%
Vs. Year Ago

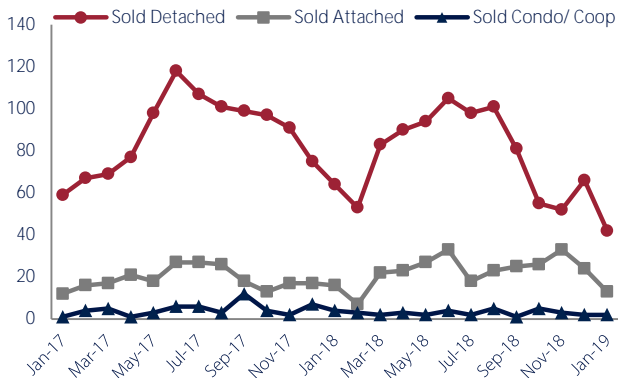
Days On Market

93



Up 1%
Vs. Year Ago

Units Sold*



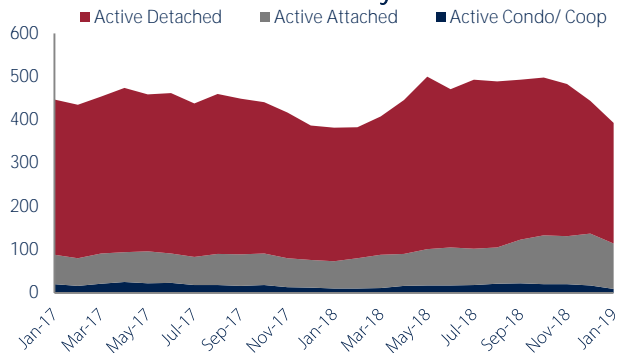
Units Sold

There was a decrease in total units sold in January, with 57 sold this month in Hagerstown. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 3%. The total number of active inventory this January was 393 compared to 382 in January 2018. This month's total of 393 is lower than the previous month's total supply of available inventory of 444, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Hagerstown Homes was \$162,500. This January, the median sale price was \$175,000, an increase of 8% or \$12,500 compared to last year. The current median sold price is 8% lower than in December.

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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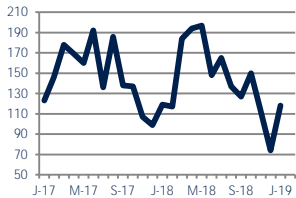
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January 2019

Zip Code(s): 21740 and 21742

New Listings

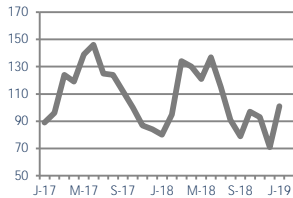
118



Down -1%
Vs. Year Ago

Current Contracts

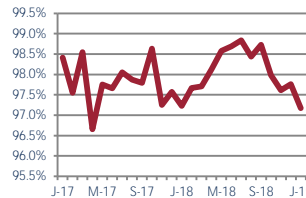
101



Up 26%
Vs. Year Ago

Sold Vs. List Price

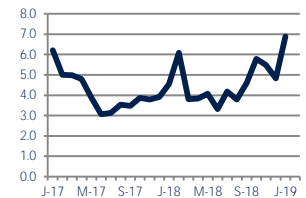
97.2%



No Change
Vs. Year Ago

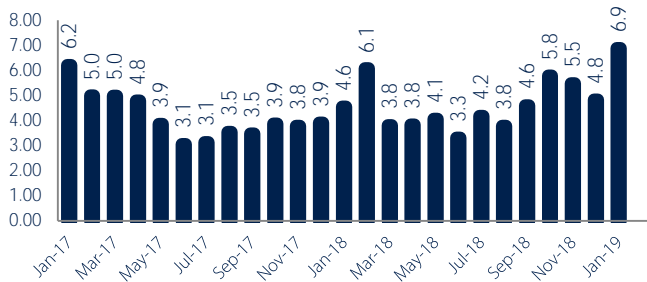
Months of Supply

6.9



Up 51%
Vs. Year Ago

Months Of Supply



Months of Supply

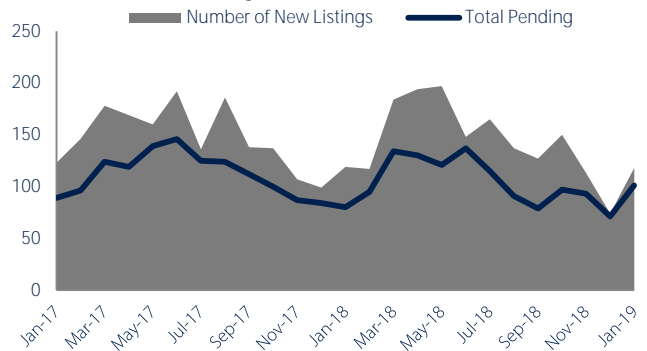
In January, there was 6.9 months of supply available in Hagerstown, compared to 4.5 in January 2018. That is an increase of 52% versus a year ago.

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.

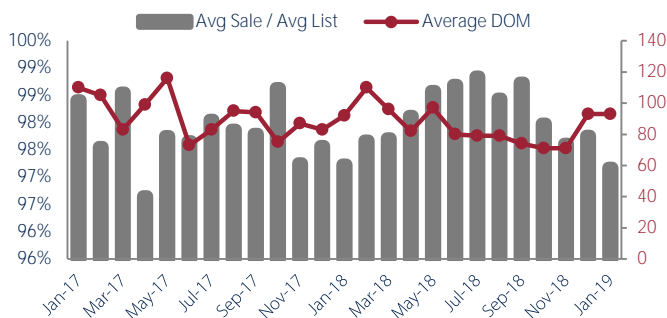
New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Hagerstown compared to 119 in January 2018, a decrease of 1%. There were 101 current contracts pending sale this January compared to 80 a year ago. The number of current contracts is 26% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Hagerstown was 97.2% 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 93, higher than the average last year, which was 92, an increase of 1%.



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