

THE LONG & FOSTER MARKET MINUTE™

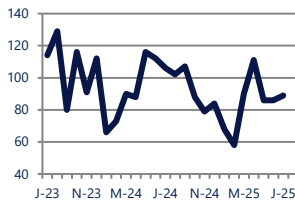
FOCUS ON: **HAGERSTOWN HOUSING MARKET**

JULY 2025

Zip Code(s): 21740 and 21742

Units Sold

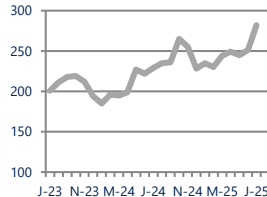
89



Down -16%
Vs. Year Ago

Active Inventory

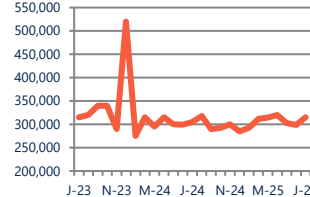
282



Up 23%
Vs. Year Ago

Median Sale Price

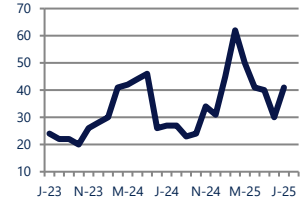
\$315,000



Up 3%
Vs. Year Ago

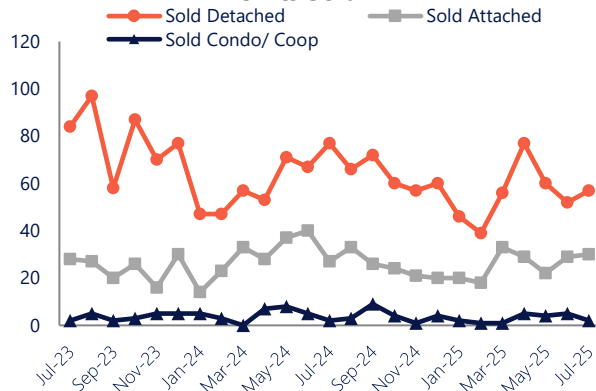
Days On Market

41



Up 52%
Vs. Year Ago

Units Sold*



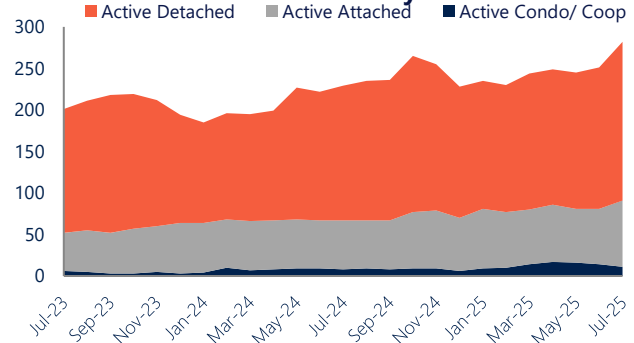
Units Sold

There was an increase in total units sold in July, with 89 sold this month in Hagerstown versus 86 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 16% versus July 2024.

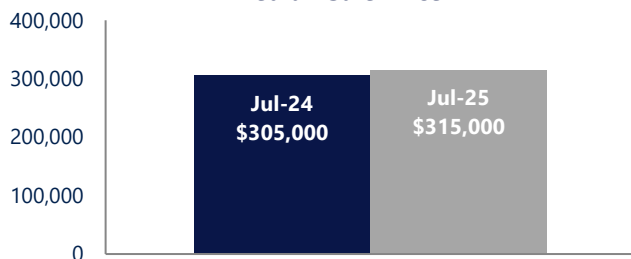
Active Inventory

Versus last year, the total number of homes available this month is higher by 53 units or 23%. The total number of active inventory this July was 282 compared to 229 in July 2024. This month's total of 282 is higher than the previous month's total supply of available inventory of 251, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hagerstown Homes was \$305,000. This July, the median sale price was \$315,000, an increase of 3% or \$10,000 compared to last year. The current median sold price is 6% higher than in June.

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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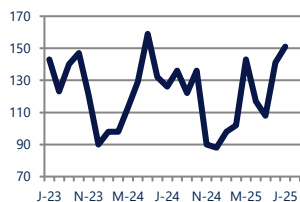
FOCUS ON: **HAGERSTOWN HOUSING MARKET**

JULY 2025

Zip Code(s): 21740 and 21742

New Listings

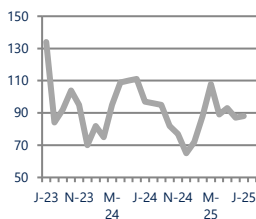
151



Up 20%
Vs. Year Ago

Current Contracts

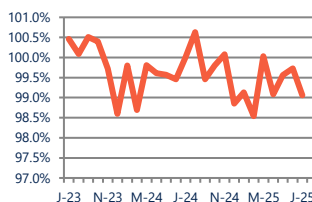
88



Down -9%
Vs. Year Ago

Sold Vs. List Price

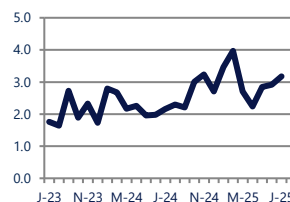
99.1%



Down -0.9%
Vs. Year Ago

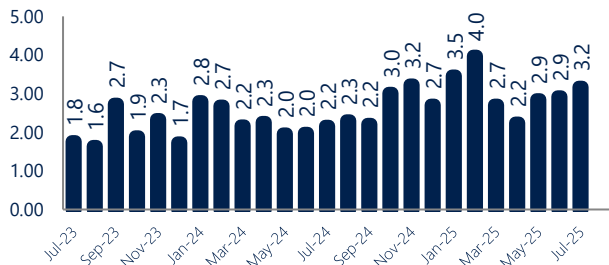
Months of Supply

3.2



Up 47%
Vs. Year Ago

Months Of Supply



Months of Supply

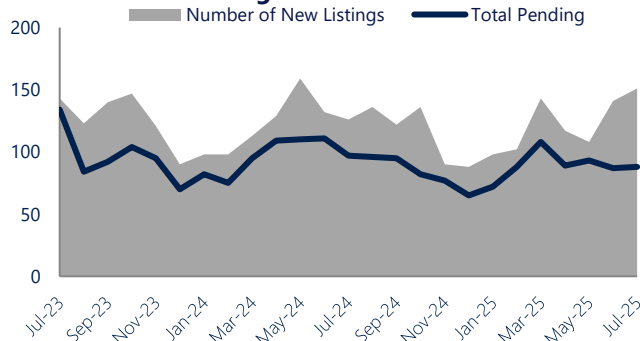
In July, there was 3.2 months of supply available in Hagerstown, compared to 2.2 in July 2024. That is an increase of 47% versus a year ago.

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.

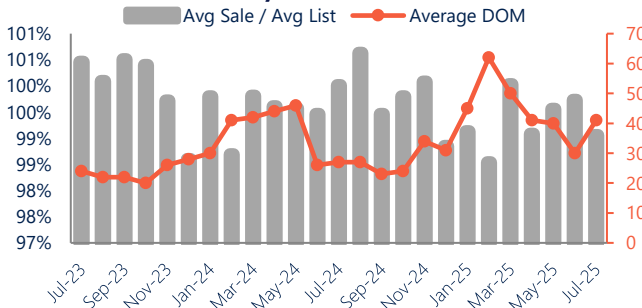
New Listings & Current Contracts

This month there were 151 homes newly listed for sale in Hagerstown compared to 126 in July 2024, an increase of 20%. There were 88 current contracts pending sale this July compared to 97 a year ago. The number of current contracts is 9% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Hagerstown was 99.1% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 27, an increase of 52%.

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