



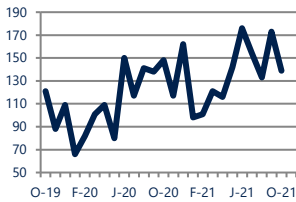
Focus On: Hagerstown Housing Market

October 2021

Zip Code(s): 21740 and 21742

Units Sold

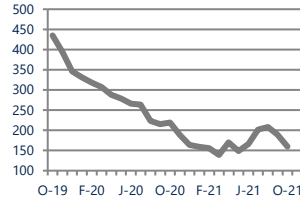
139



Down -6%
Vs. Year Ago

Active Inventory

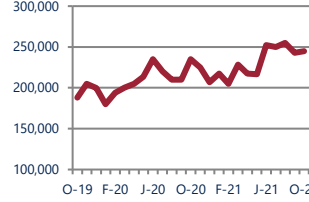
160



Down -27%
Vs. Year Ago

Median Sale Price

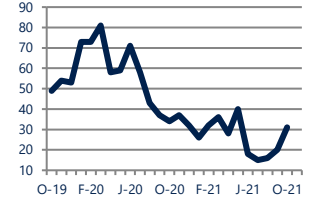
\$245,000



Up 4%
Vs. Year Ago

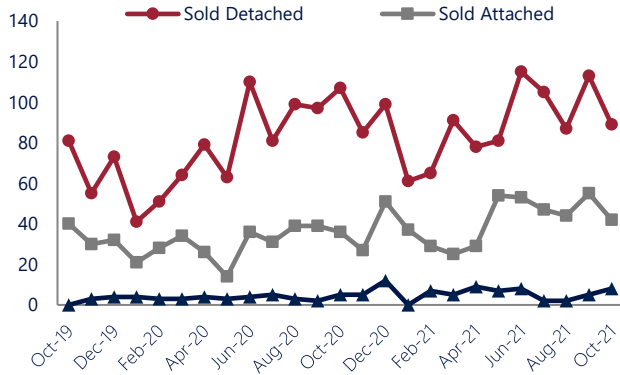
Days On Market

31



Down -9%
Vs. Year Ago

Units Sold*



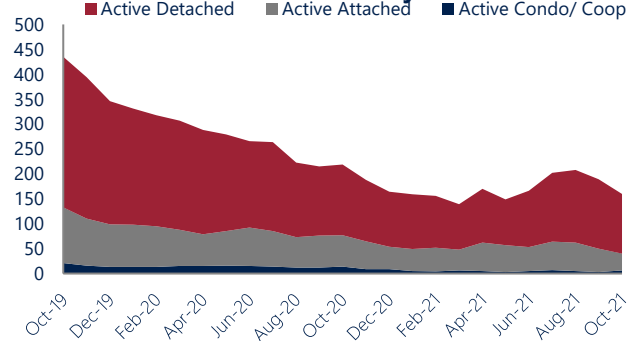
Units Sold

There was a decrease in total units sold in October, with 139 sold this month in Hagerstown versus 173 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 6% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 27%. The total number of active inventory this October was 160 compared to 219 in October 2020. This month's total of 160 is lower than the previous month's total supply of available inventory of 189, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Hagerstown Homes was \$235,000. This October, the median sale price was \$245,000, an increase of 4% or \$10,000 compared to last year. The current median sold price is 1% higher than in September.

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.





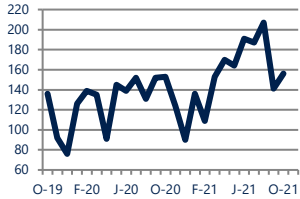
Focus On: Hagerstown Housing Market

October 2021

Zip Code(s): 21740 and 21742

New Listings

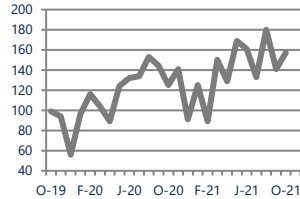
156



Up 2%
Vs. Year Ago

Current Contracts

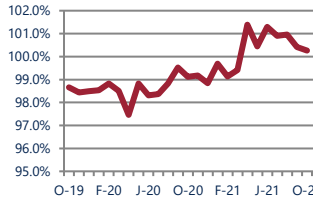
157



Up 26%
Vs. Year Ago

Sold Vs. List Price

100.3%



Up 1.2%
Vs. Year Ago

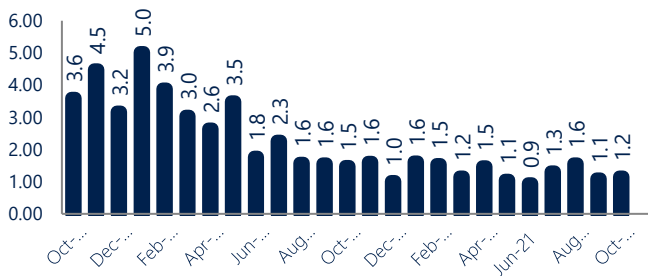
Months of Supply

1.2



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

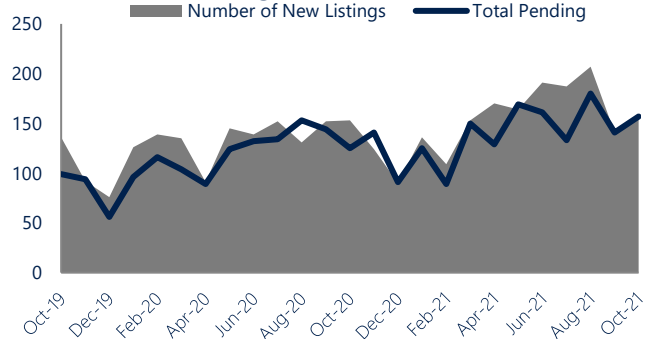
In October, there was 1.2 months of supply available in Hagerstown, compared to 1.5 in October 2020. That is a decrease of 22% versus a year ago.

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.

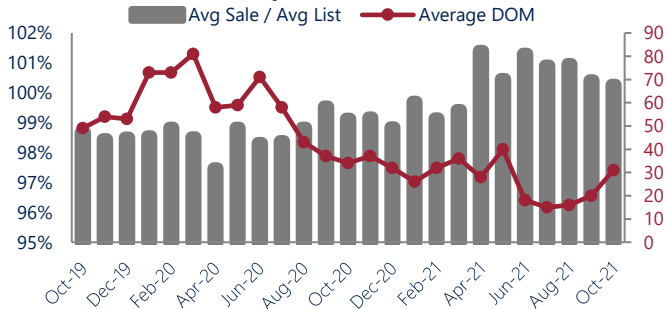
New Listings & Current Contracts

This month there were 156 homes newly listed for sale in Hagerstown compared to 153 in October 2020, an increase of 2%. There were 157 current contracts pending sale this October compared to 125 a year ago. The number of current contracts is 26% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Hagerstown was 100.3% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 34, a decrease of 9%.



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