



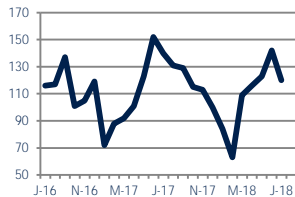
Focus On: Hagerstown Housing Market

July 2018

Zip Code(s): 21740 and 21742

Units Sold

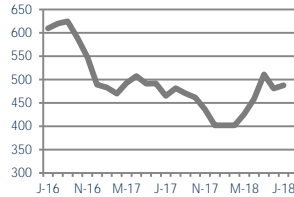
120



Down -14%
Vs. Year Ago

Active Inventory

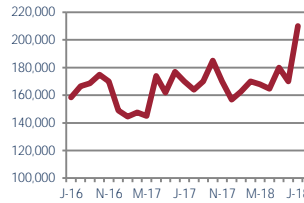
488



Up 5%
Vs. Year Ago

Median Sale Price

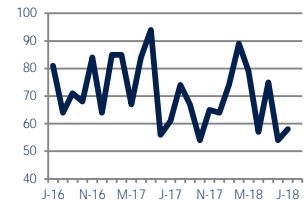
\$210,000



Up 24%
Vs. Year Ago

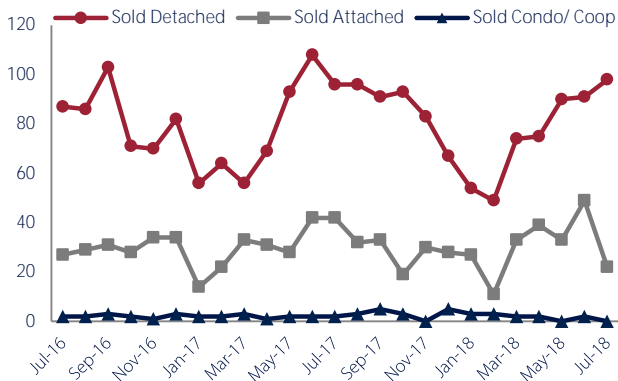
Days On Market

58



Down -5%
Vs. Year Ago

Units Sold*



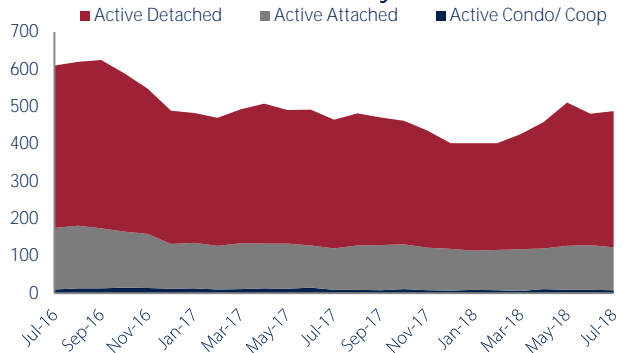
Units Sold

There was a decrease in total units sold in July, with 120 sold this month in Hagerstown versus 142 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 14% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 5%. The total number of active inventory this July was 488 compared to 465 in July 2017. This month's total of 488 is higher than the previous month's total supply of available inventory of 481, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hagerstown Homes was \$170,000. This July, the median sale price was \$210,000, an increase of 24% or \$40,000 compared to last year. The current median sold price is 24% 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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



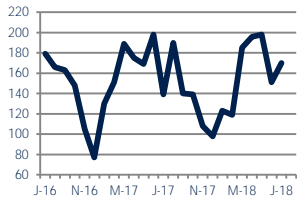
Focus On: Hagerstown Housing Market

July 2018

Zip Code(s): 21740 and 21742

New Listings

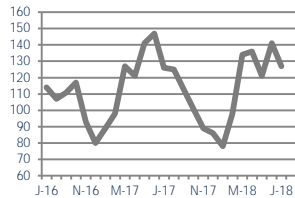
170



Up 22%
Vs. Year Ago

Current Contracts

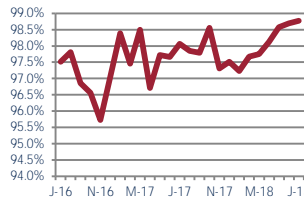
127



Up 1%
Vs. Year Ago

Sold Vs. List Price

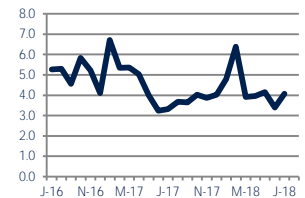
98.8%



Up 0.7%
Vs. Year Ago

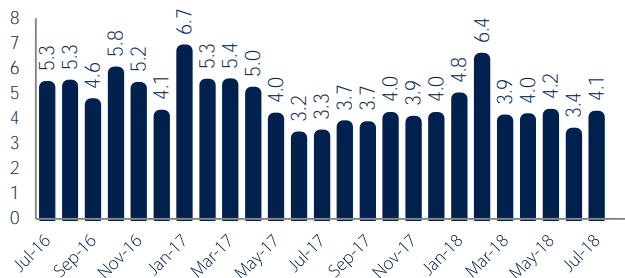
Months of Supply

4.1



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

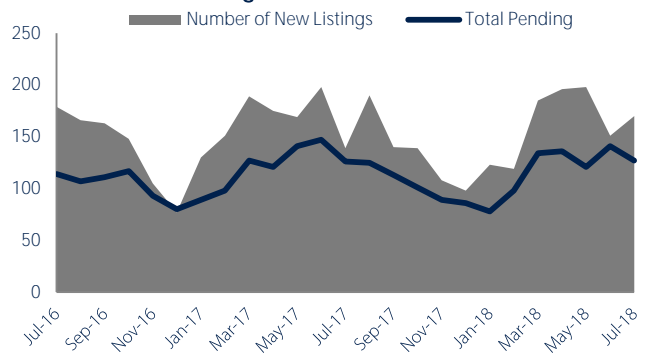
In July, there was 4.1 months of supply available in Hagerstown, compared to 3.3 in July 2017. That is an increase of 22% versus a year ago.

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.

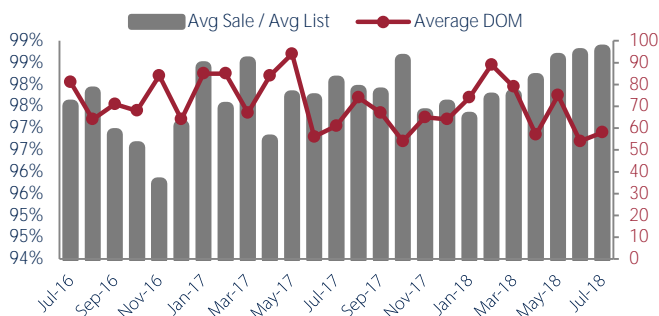
New Listings & Current Contracts

This month there were 170 homes newly listed for sale in Hagerstown compared to 139 in July 2017, an increase of 22%. There were 127 current contracts pending sale this July compared to 126 a year ago. The number of current contracts is 1% higher 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 98.8% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 58, lower than the average last year, which was 61, a decrease of 5%.



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