



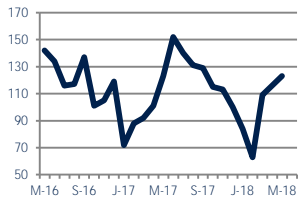
Focus On: Hagerstown Housing Market

May 2018

Zip Code(s): 21740 and 21742

Units Sold

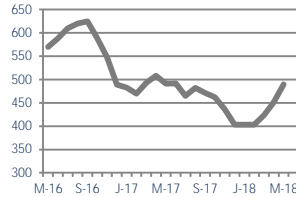
123



No Change
Vs. Year Ago

Active Inventory

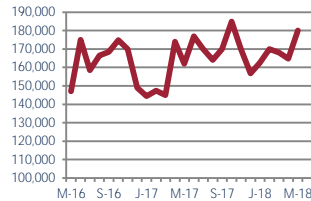
490



No Change
Vs. Year Ago

Median Sale Price

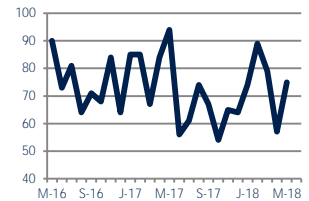
\$180,000



Up 11%
Vs. Year Ago

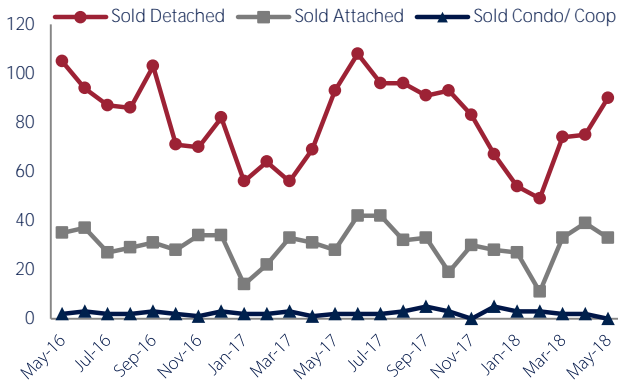
Days On Market

75



Down -20%
Vs. Year Ago

Units Sold*



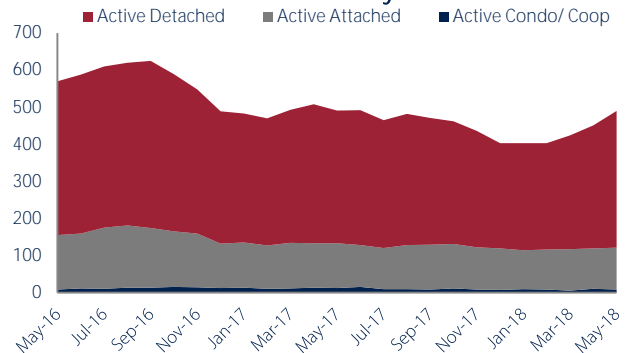
Units Sold

There was an increase in total units sold in May, with 123 sold this month in Hagerstown, an increase of 6%. This month's total units sold is similar compared to a year ago.

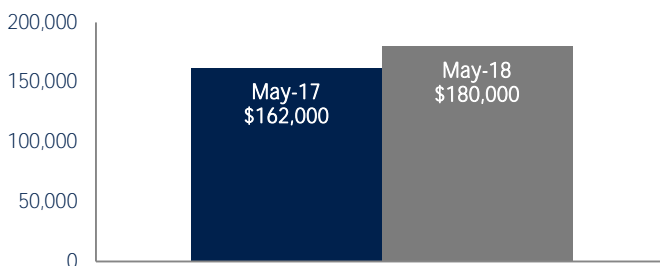
Active Inventory

The total number of homes available this month is 490 units, which is similar compared to a year ago. This month's total of 490 is higher than the previous month's total supply of available inventory of 451, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Hagerstown Homes was \$162,000. This May, the median sale price was \$180,000, an increase of 11% or \$18,000 compared to last year. The current median sold price is 9% higher than in April.

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.



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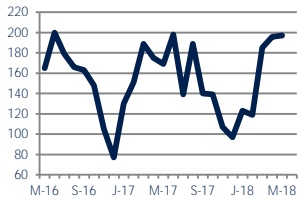
Focus On: Hagerstown Housing Market

May 2018

Zip Code(s): 21740 and 21742

New Listings

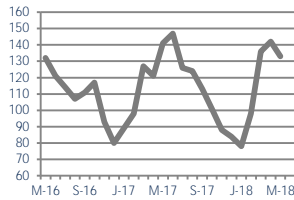
197



Up 17%
Vs. Year Ago

Current Contracts

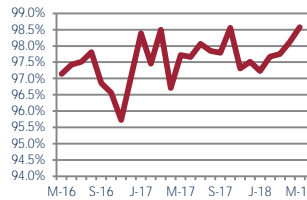
133



Down -6%
Vs. Year Ago

Sold Vs. List Price

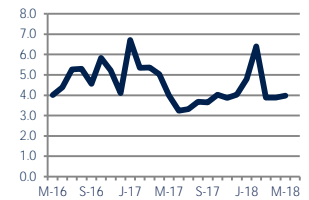
98.6%



Up 0.9%
Vs. Year Ago

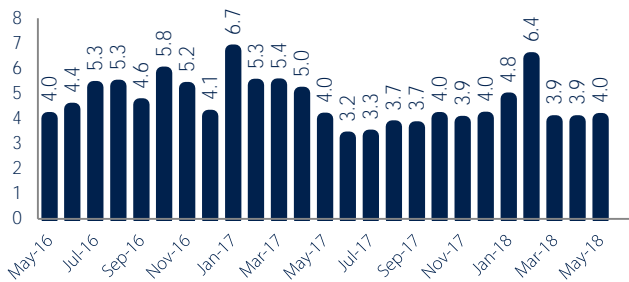
Months of Supply

4.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

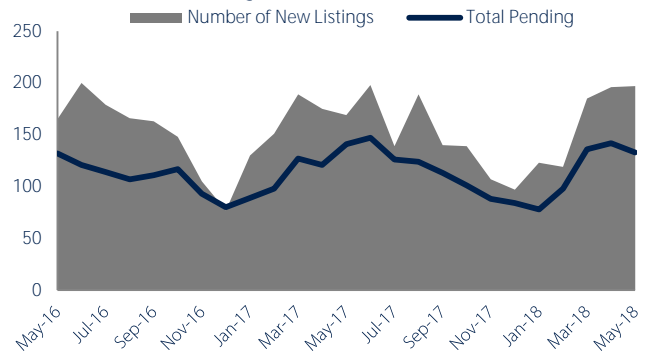
In May, there was 4.0 months of supply available in Hagerstown. The amount of supply is similar compared to a year ago.

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.

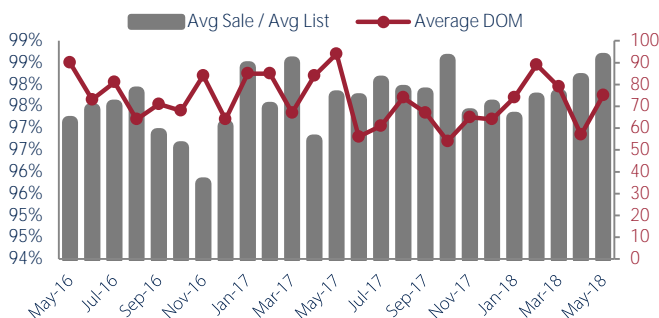
New Listings & Current Contracts

This month there were 197 homes newly listed for sale in Hagerstown compared to 169 in May 2017, an increase of 17%. There were 133 current contracts pending sale this May compared to 141 a year ago. The number of current contracts is 6% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Hagerstown was 98.6% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 75, lower than the average last year, which was 94, a decrease of 20%.



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