



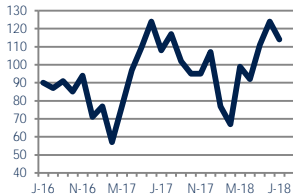
## Focus On: Martinsburg Housing Market

July 2018

Zip Code(s): 25404, 25403, 25402, 25401 and 25405

### Units Sold

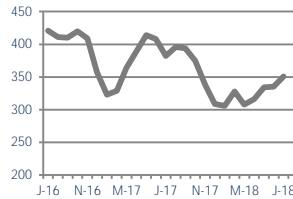
114



Up 6%  
Vs. Year Ago

### Active Inventory

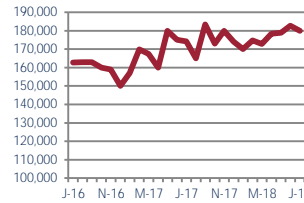
351



Down -8%  
Vs. Year Ago

### Median Sale Price

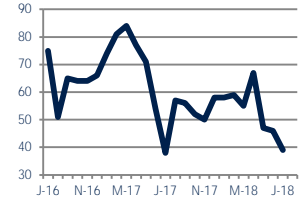
\$179,950



Up 3%  
Vs. Year Ago

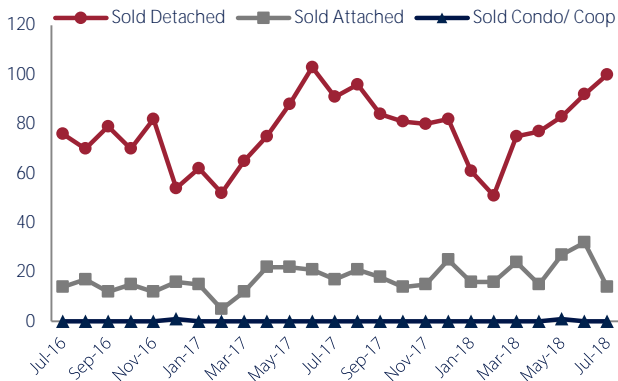
### Days On Market

39



Up 3%  
Vs. Year Ago

### Units Sold\*



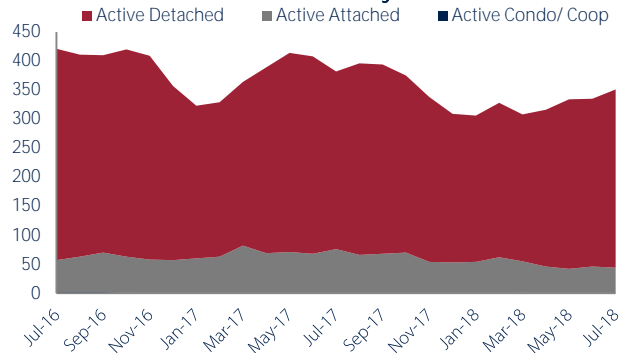
### Units Sold

There was a decrease in total units sold in July, with 114 sold this month in Martinsburg versus 124 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 6% versus July 2017.

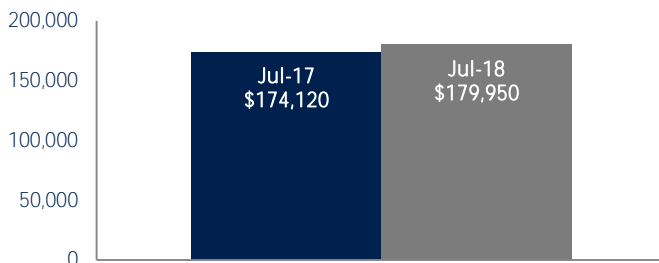
### Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 8%. The total number of active inventory this July was 351 compared to 382 in July 2017. This month's total of 351 is higher than the previous month's total supply of available inventory of 335, an increase of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Martinsburg Homes was \$174,120. This July, the median sale price was \$179,950, an increase of 3% or \$5,830 compared to last year. The current median sold price is 2% lower 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.

Martinsburg are defined as properties listed in zip code/s 25404, 25403, 25402, 25401 and 25405.

\*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.





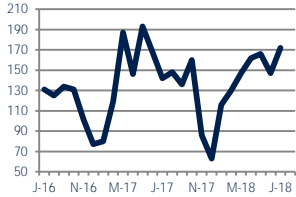
## Focus On: Martinsburg Housing Market

July 2018

Zip Code(s): 25404, 25403, 25402, 25401 and 25405

### New Listings

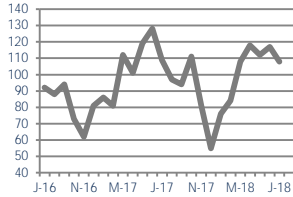
172



Up 21%  
Vs. Year Ago

### Current Contracts

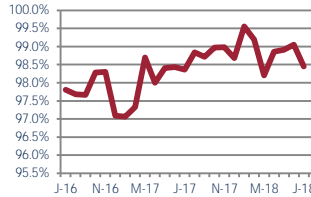
108



Down -1%  
Vs. Year Ago

### Sold Vs. List Price

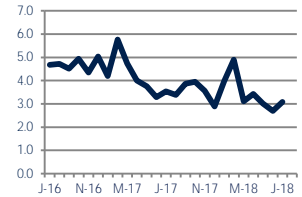
98.5%



No Change  
Vs. Year Ago

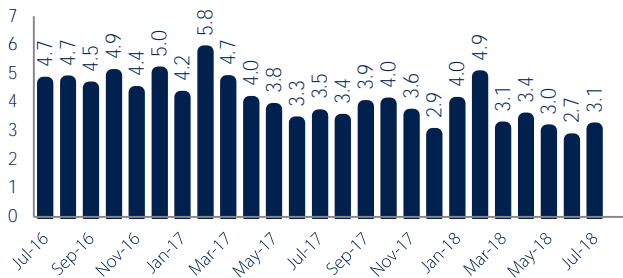
### Months of Supply

3.1



Down -13%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

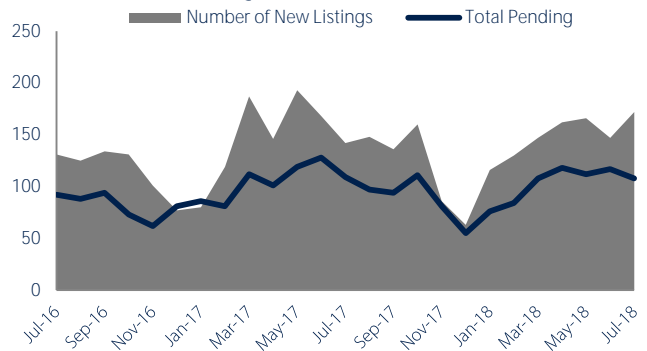
In July, there was 3.1 months of supply available in Martinsburg, compared to 3.5 in July 2017. That is a decrease of 13% versus a year ago.

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.

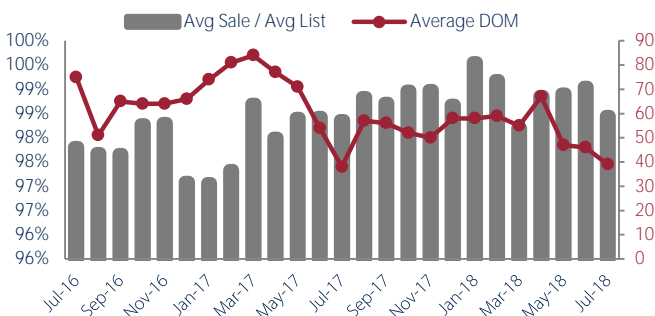
### New Listings & Current Contracts

This month there were 172 homes newly listed for sale in Martinsburg compared to 142 in July 2017, an increase of 21%. There were 108 current contracts pending sale this July compared to 109 a year ago. The number of current contracts is 1% 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 Martinsburg was 98.5% 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 39, higher than the average last year, which was 38, an increase of 3%.



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