

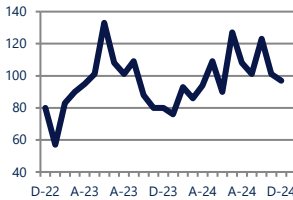
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MARTINSBURG HOUSING MARKET** DECEMBER 2024

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

Units Sold

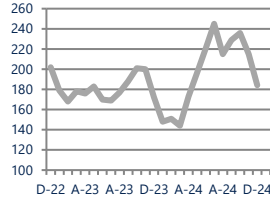
97



Up 21%
Vs. Year Ago

Active Inventory

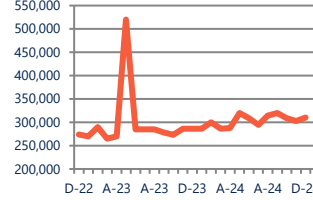
184



Up 7%
Vs. Year Ago

Median Sale Price

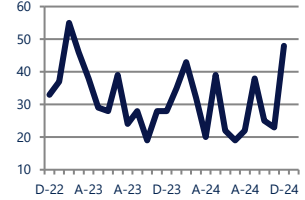
\$310,000



Up 8%
Vs. Year Ago

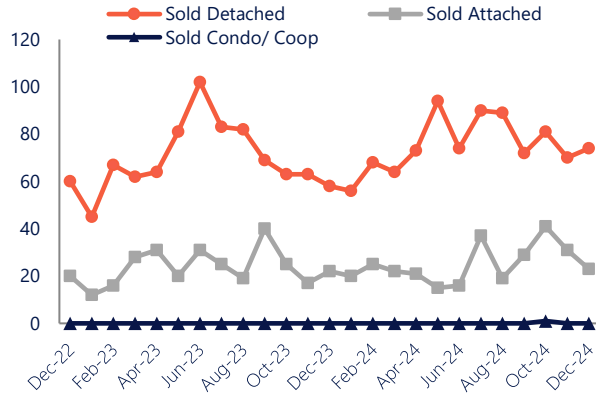
Days On Market

48



Up 71%
Vs. Year Ago

Units Sold*



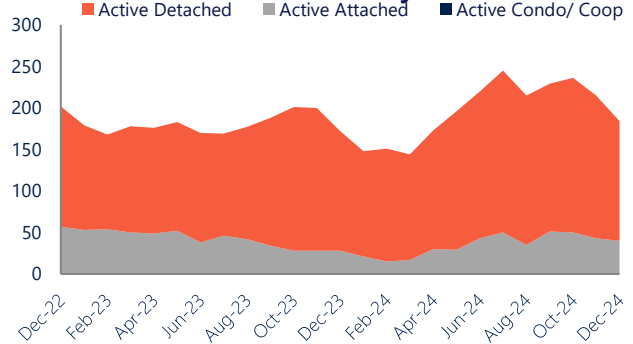
Units Sold

There was a decrease in total units sold in December, with 97 sold this month in Martinsburg versus 101 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 21% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 7%. The total number of active inventory this December was 184 compared to 172 in December 2023. This month's total of 184 is lower than the previous month's total supply of available inventory of 215, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Martinsburg Homes was \$285,950. This December, the median sale price was \$310,000, an increase of 8% or \$24,050 compared to last year. The current median sold price is 2% higher than in November.

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 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.

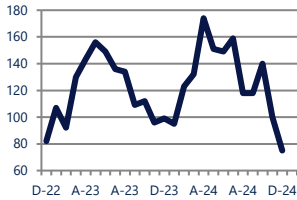
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MARTINSBURG HOUSING MARKET** DECEMBER 2024

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

New Listings

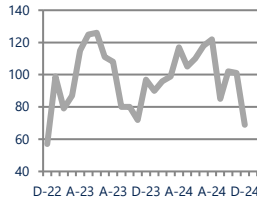
75



Down -24%
Vs. Year Ago

Current Contracts

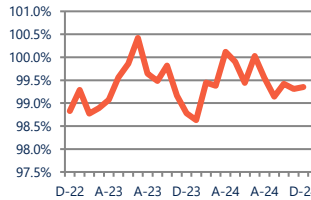
69



Down -29%
Vs. Year Ago

Sold Vs. List Price

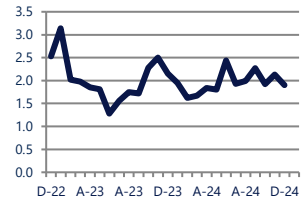
99.4%



Up 0.6%
Vs. Year Ago

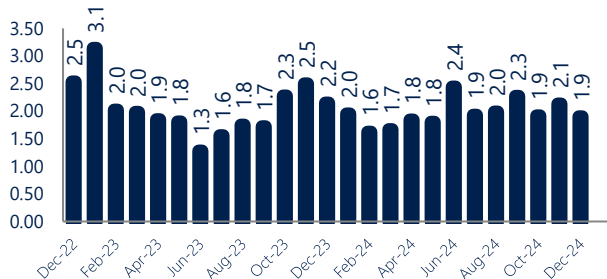
Months of Supply

1.9



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

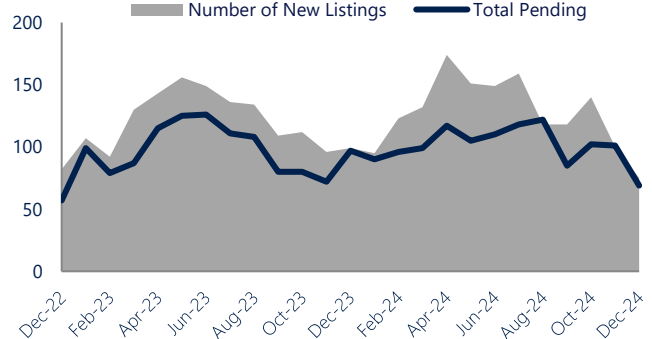
In December, there was 1.9 months of supply available in Martinsburg, compared to 2.2 in December 2023. That is a decrease of 12% versus a year ago.

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.

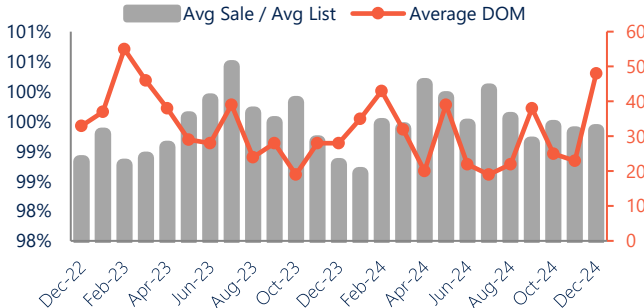
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Martinsburg compared to 99 in December 2023, a decrease of 24%. There were 69 current contracts pending sale this December compared to 97 a year ago. The number of current contracts is 29% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Martinsburg was 99.4% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 48, higher than the average last year, which was 28, an increase of 71%.

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