

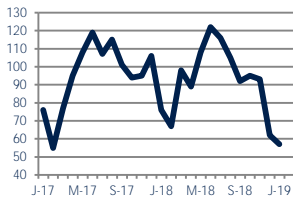
Focus On: Martinsburg Housing Market

January 2019

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

Units Sold

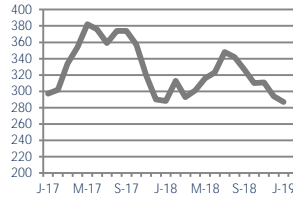
57



Down -25%
Vs. Year Ago

Active Inventory

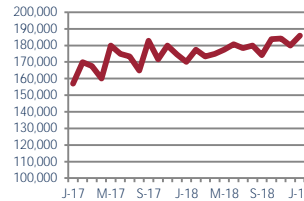
287



No Change
Vs. Year Ago

Median Sale Price

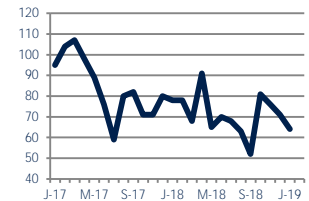
\$186,000



Up 9%
Vs. Year Ago

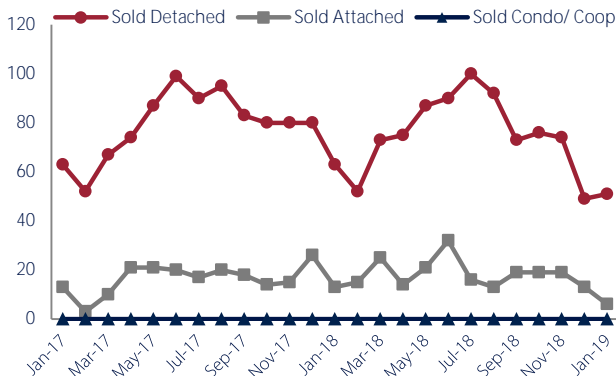
Days On Market

64



Down -18%
Vs. Year Ago

Units Sold*



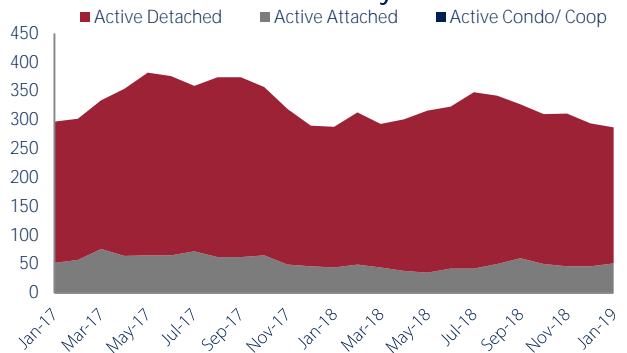
Units Sold

There was a decrease in total units sold in January, with 57 sold this month in Martinsburg versus 62 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 25% versus January 2018.

Active Inventory

The total number of homes available this month is 287 units, which is similar compared to a year ago. This month's total of 287 is lower than the previous month's total supply of available inventory of 294, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Martinsburg Homes was \$170,000. This January, the median sale price was \$186,000, an increase of 9% or \$16,000 compared to last year. The current median sold price is 3% higher than in December.

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.





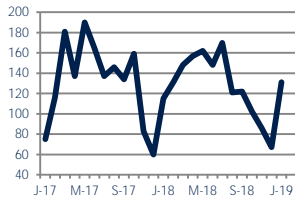
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January 2019

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

New Listings

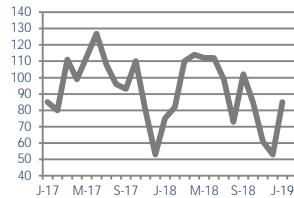
131



Up 14%
Vs. Year Ago

Current Contracts

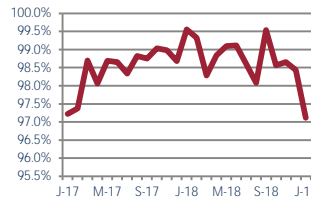
85



Up 13%
Vs. Year Ago

Sold Vs. List Price

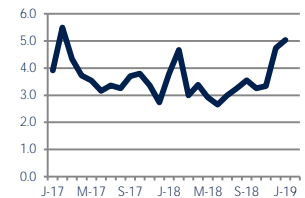
97.1%



Down -2.5%
Vs. Year Ago

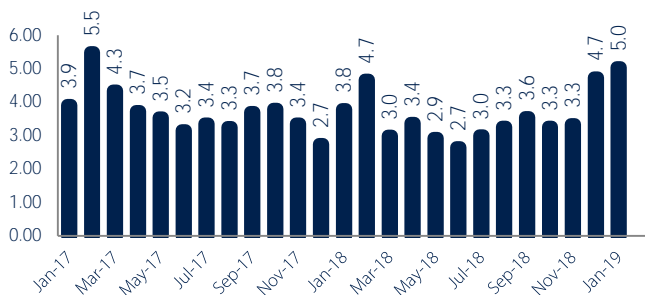
Months of Supply

5.0



Up 33%
Vs. Year Ago

Months Of Supply



Months of Supply

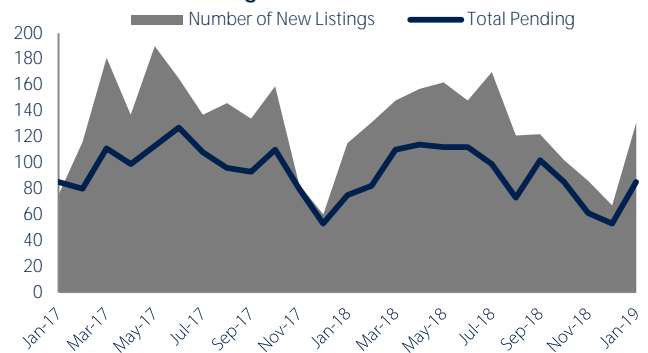
In January, there was 5.0 months of supply available in Martinsburg, compared to 3.8 in January 2018. That is an increase of 33% versus a year ago.

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.

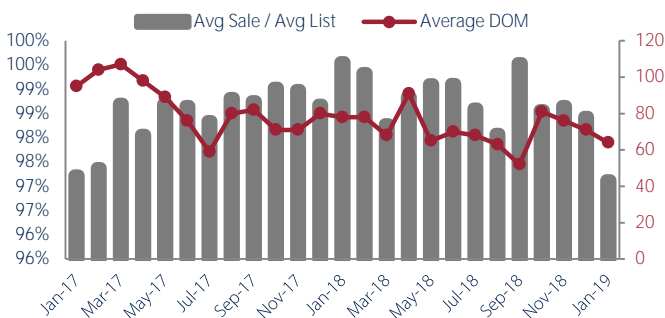
New Listings & Current Contracts

This month there were 131 homes newly listed for sale in Martinsburg compared to 115 in January 2018, an increase of 14%. There were 85 current contracts pending sale this January compared to 75 a year ago. The number of current contracts is 13% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Martinsburg was 97.1% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 64, lower than the average last year, which was 78, a decrease of 18%.



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