



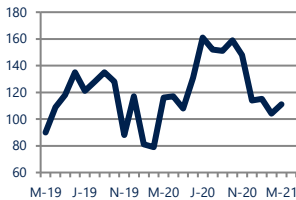
Focus On: Martinsburg Housing Market

March 2021

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

Units Sold

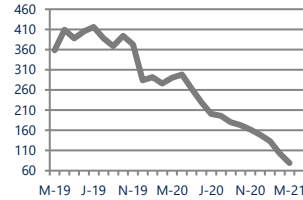
111



Down -4%
 Vs. Year Ago

Active Inventory

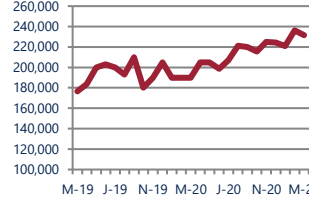
79



Down -73%
 Vs. Year Ago

Median Sale Price

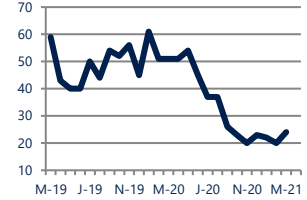
\$231,500



Up 22%
 Vs. Year Ago

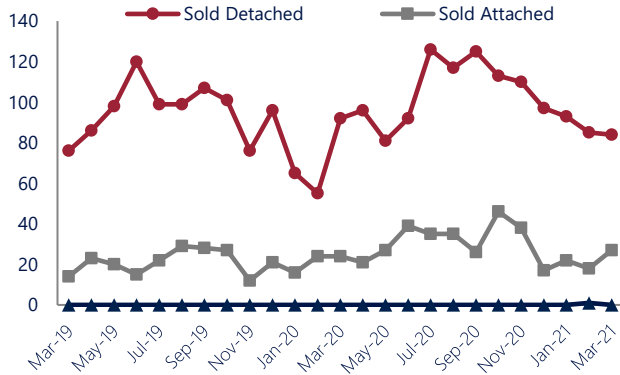
Days On Market

24



Down -53%
 Vs. Year Ago

Units Sold*



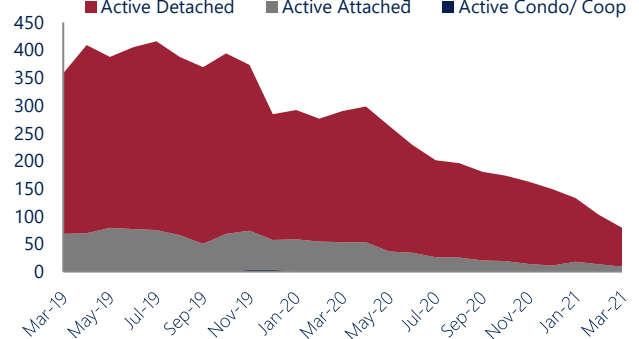
Units Sold

There was an increase in total units sold in March, with 111 sold this month in Martinsburg versus 104 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 4% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 211 units or 73%. The total number of active inventory this March was 79 compared to 290 in March 2020. This month's total of 79 is lower than the previous month's total supply of available inventory of 103, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Martinsburg Homes was \$190,000. This March, the median sale price was \$231,500, an increase of 22% or \$41,500 compared to last year. The current median sold price is 2% lower than in February.

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.





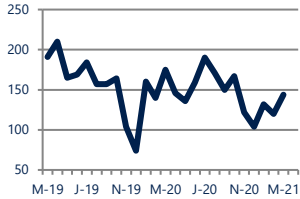
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March 2021

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

New Listings

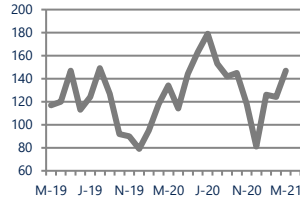
144



Down -18%
Vs. Year Ago

Current Contracts

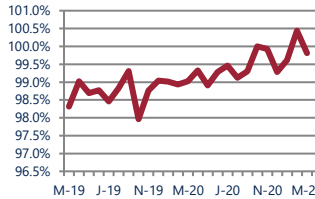
147



Up 10%
Vs. Year Ago

Sold Vs. List Price

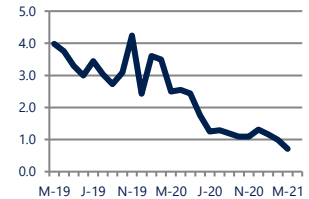
99.8%



Up 0.8%
Vs. Year Ago

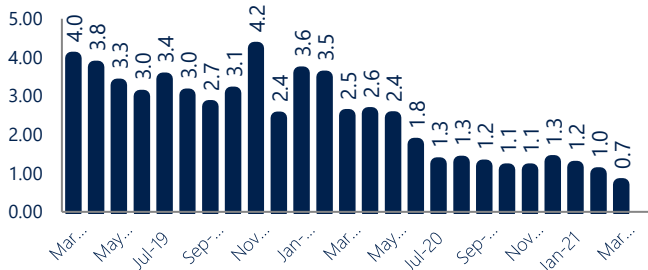
Months of Supply

0.7



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

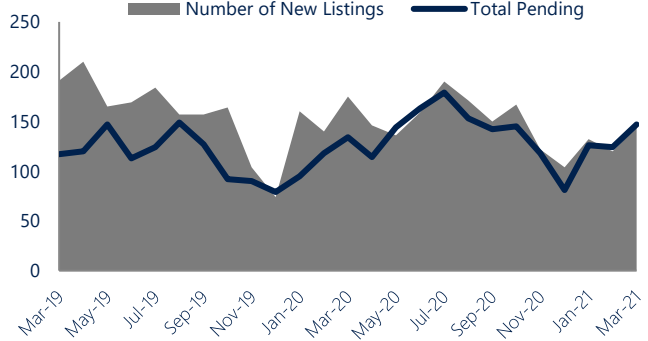
In March, there was 0.7 months of supply available in Martinsburg, compared to 2.5 in March 2020. That is a decrease of 72% versus a year ago.

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.

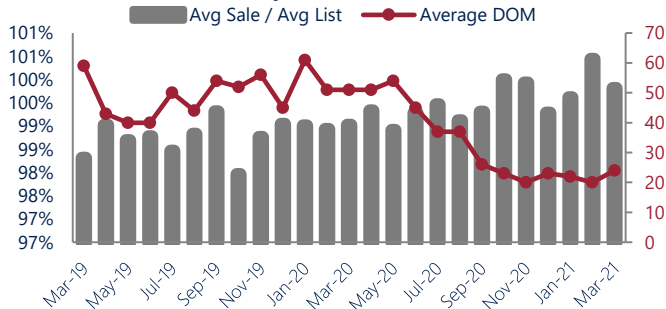
New Listings & Current Contracts

This month there were 144 homes newly listed for sale in Martinsburg compared to 175 in March 2020, a decrease of 18%. There were 147 current contracts pending sale this March compared to 134 a year ago. The number of current contracts is 10% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Martinsburg was 99.8% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 51, a decrease of 53%.



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