



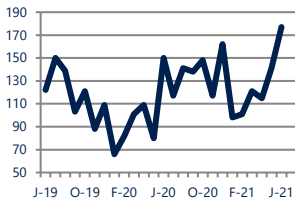
Focus On: Hagerstown Housing Market

June 2021

Zip Code(s): 21740 and 21742

Units Sold

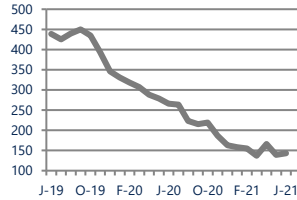
177



Up 18%
Vs. Year Ago

Active Inventory

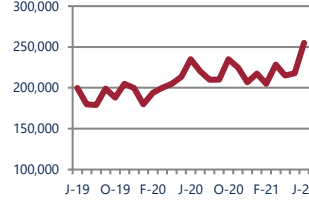
143



Down -46%
Vs. Year Ago

Median Sale Price

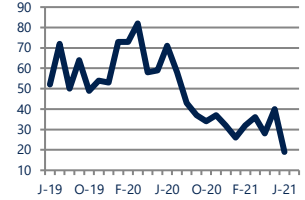
\$255,000



Up 9%
Vs. Year Ago

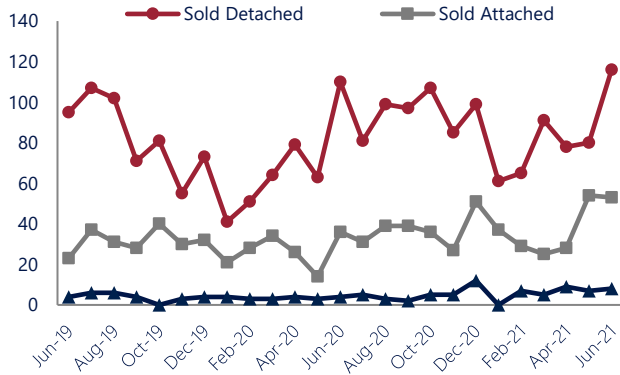
Days On Market

19



Down -73%
Vs. Year Ago

Units Sold*



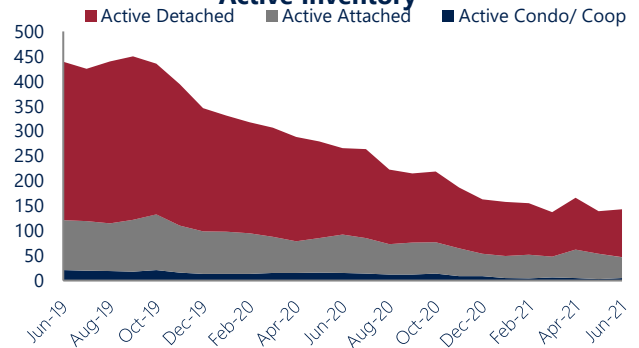
Units Sold

There was an increase in total units sold in June, with 177 sold this month in Hagerstown versus 141 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 18% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 123 units or 46%. The total number of active inventory this June was 143 compared to 266 in June 2020. This month's total of 143 is higher than the previous month's total supply of available inventory of 139, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hagerstown Homes was \$235,000. This June, the median sale price was \$255,000, an increase of 9% or \$20,000 compared to last year. The current median sold price is 17% higher than in May.

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 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.





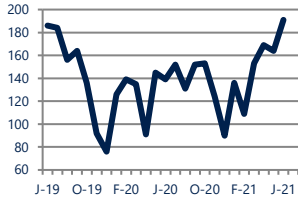
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June 2021

Zip Code(s): 21740 and 21742

New Listings

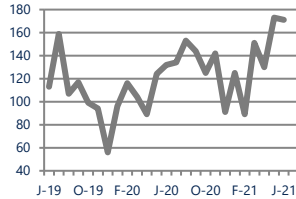
191



Up 37%
Vs. Year Ago

Current Contracts

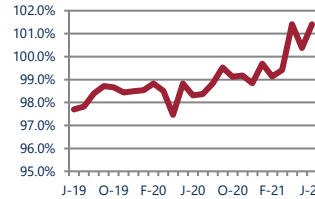
171



Up 30%
Vs. Year Ago

Sold Vs. List Price

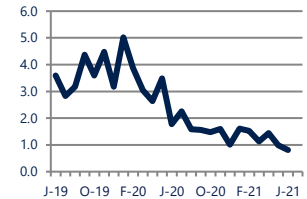
101.4%



Up 3.1%
Vs. Year Ago

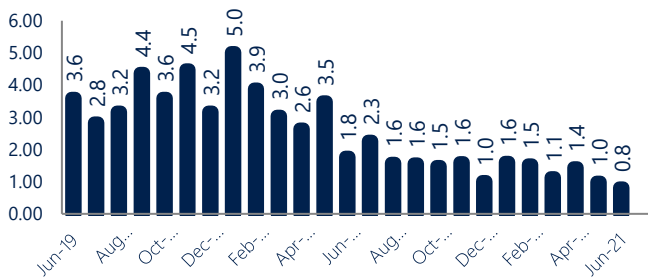
Months of Supply

0.8



Down -54%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 191 homes newly listed for sale in Hagerstown compared to 139 in June 2020, an increase of 37%.

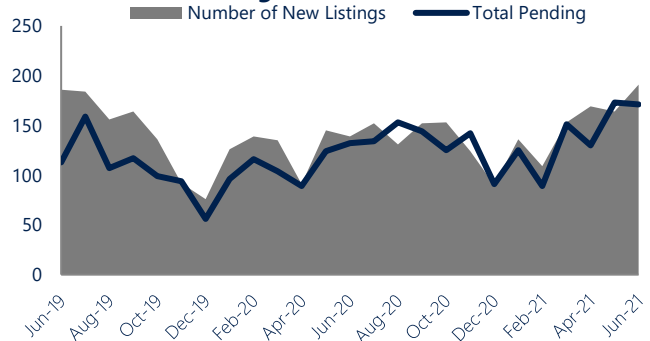
There were 171 current contracts pending sale this June compared to 132 a year ago. The number of current contracts is 30% higher than last June.

Months of Supply

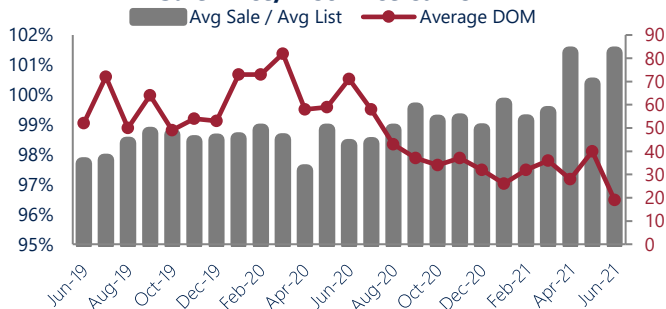
In June, there was 0.8 months of supply available in Hagerstown, compared to 1.8 in June 2020. That is a decrease of 54% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Hagerstown was 101.4% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 71, a decrease of 73%.



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