



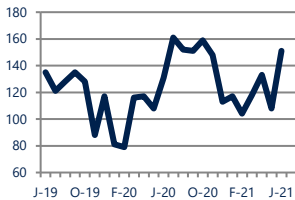
**Focus On: Martinsburg Housing Market**

June 2021

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

**Units Sold**

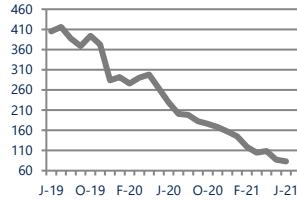
151



**Up 15%**  
Vs. Year Ago

**Active Inventory**

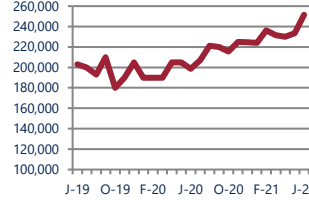
83



**Down -64%**  
Vs. Year Ago

**Median Sale Price**

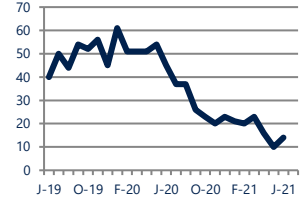
\$251,500



**Up 27%**  
Vs. Year Ago

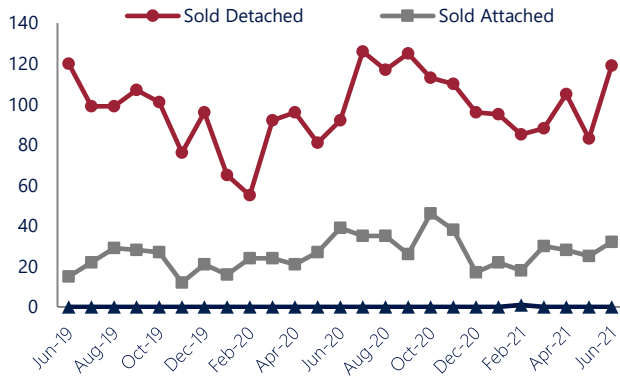
**Days On Market**

14



**Down -69%**  
Vs. Year Ago

**Units Sold\***



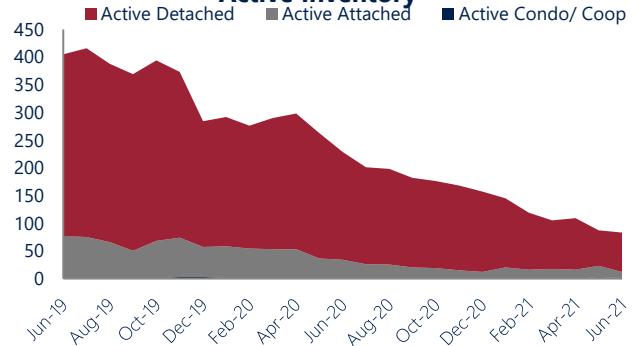
**Units Sold**

There was an increase in total units sold in June, with 151 sold this month in Martinsburg. This month's total units sold was higher than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 146 units or 64%. The total number of active inventory this June was 83 compared to 229 in June 2020. This month's total of 83 is lower than the previous month's total supply of available inventory of 87, a decrease of 5%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Martinsburg Homes was \$198,500. This June, the median sale price was \$251,500, an increase of \$53,000 compared to last year. The current median sold price is 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.

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.





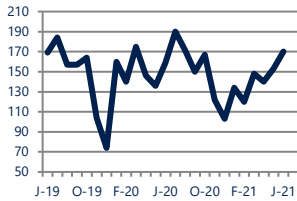
## Focus On: Martinsburg Housing Market

June 2021

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

### New Listings

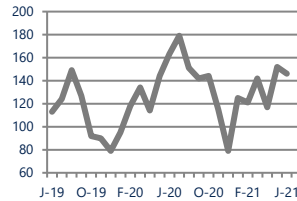
170



Up 7%  
Vs. Year Ago

### Current Contracts

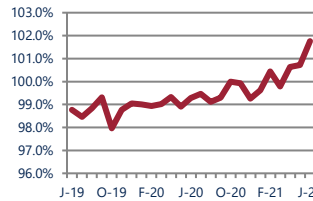
146



Down -10%  
Vs. Year Ago

### Sold Vs. List Price

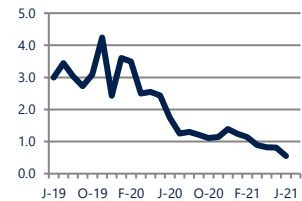
101.8%



Up 2.5%  
Vs. Year Ago

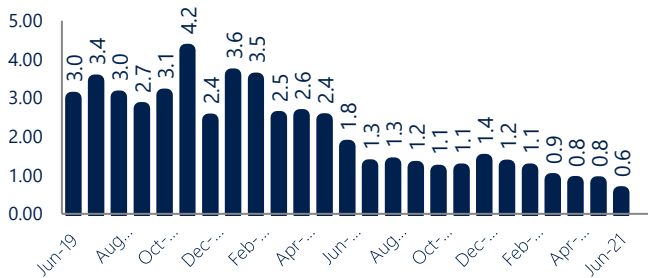
### Months of Supply

0.6



Down -69%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

This month there were 170 homes newly listed for sale in Martinsburg compared to 159 in June 2020, an increase of 7%.

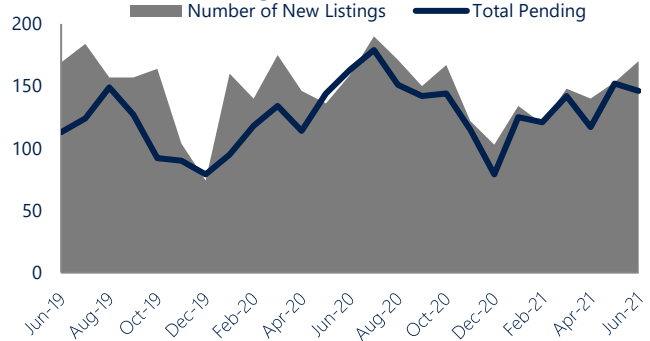
There were 146 current contracts pending sale this June compared to 163 a year ago. The number of current contracts is 10% lower than last June.

### Months of Supply

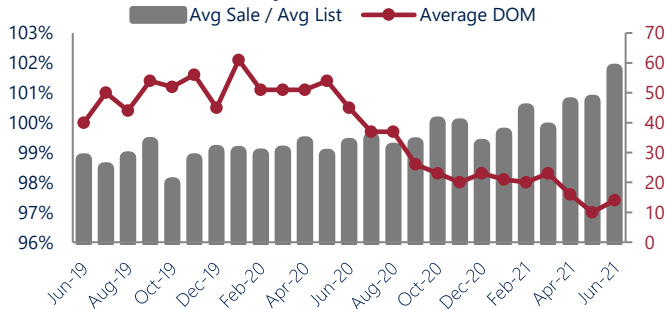
In June, there was 0.5 months of supply available in Martinsburg, compared to 1.7 in June 2020. That is a decrease of 69% versus a year ago.

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 Martinsburg was 101.8% of the average list price, which is 2.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 45, a decrease of 69%.



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