

Hagerstown 21742

ZIP code · MD · Maryland > Washington County > Hagerstown

BALANCED MARKET

\$335K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

446

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



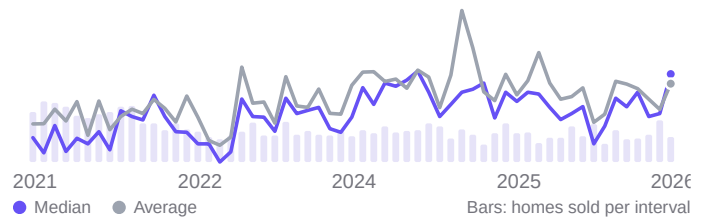
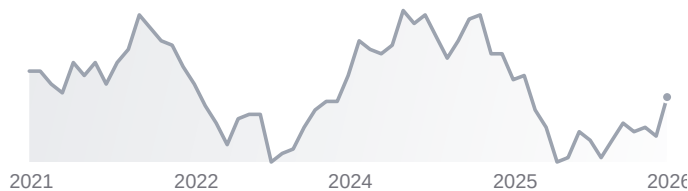
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$380K · Average \$364K

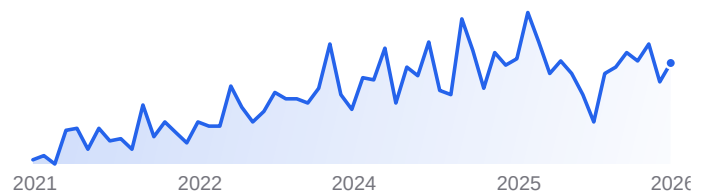
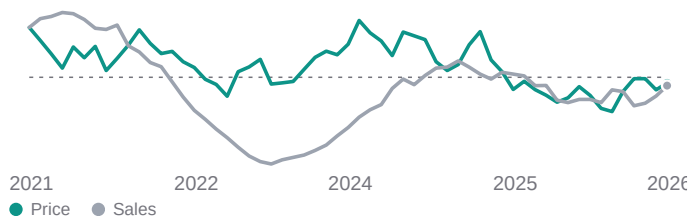


Growth (year over year)

Price -2.6% · Sales -3.9%

Price per square foot

\$199/ft²

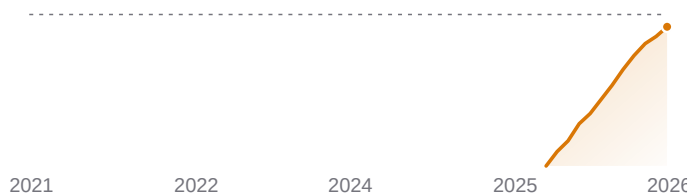


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

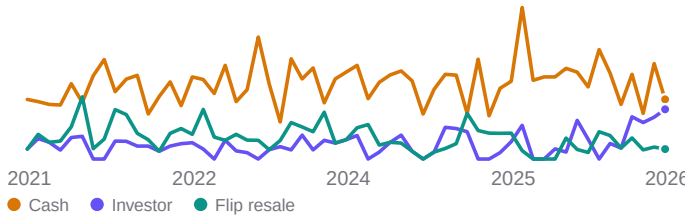
4.1%



BUYERS & OUTCOMES

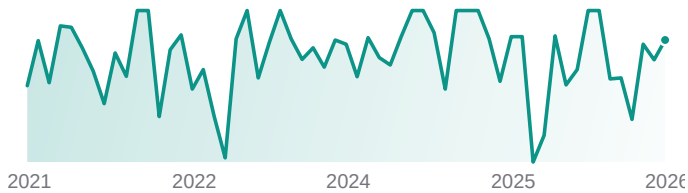
Buyer mix

Cash 18% · Investor 15% · Flip resale 3.0%



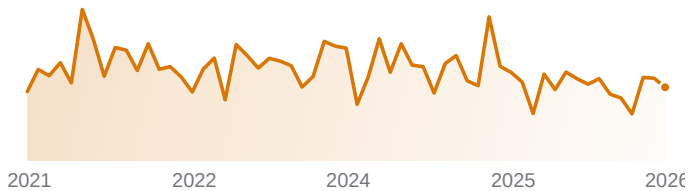
Sellers who sold at a gain

96%

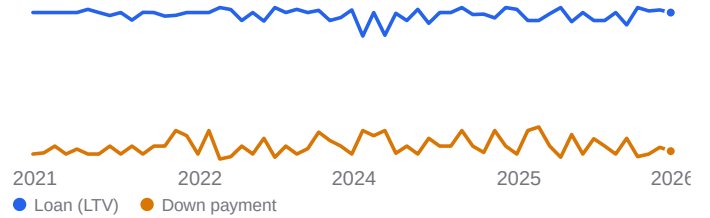


Median annualized return at resale

+4.7%

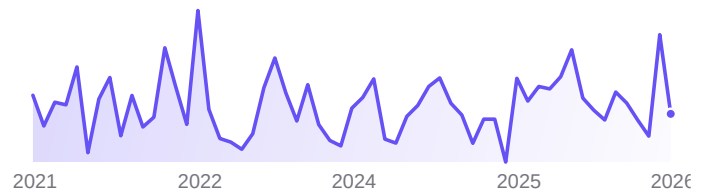


Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.8%



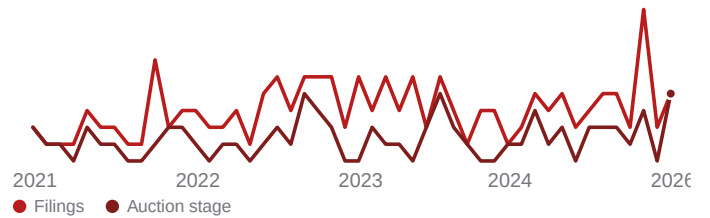
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	10,983
Median value (AVM)	\$336K
Median size	1,735 ft²
Median year built	1979
Single family	75%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	3.0%
Owner occupied	84%
Company owned	10%
Median loan-to-value	58%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	33,624
Density	670 / mi²
Median household income	\$83K
Average household income	\$108K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	46
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	9.3%
Unemployment	1.1%
Average temp	53°F
Annual precip	41 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.