



Hagerstown, Maryland.

Current market data.

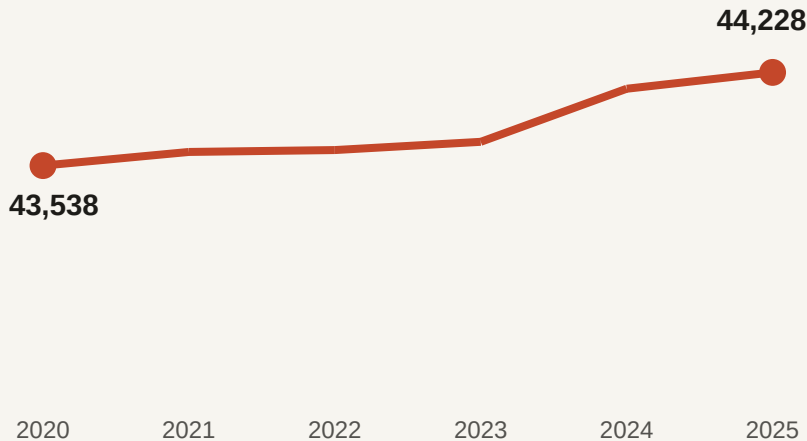
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 1.6% since
2020.**

44,228

people, the 6th-largest of Maryland's cities and towns.



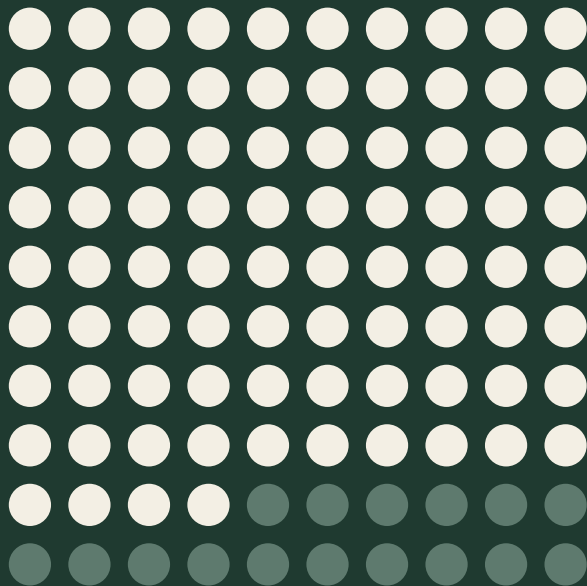
THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

83.6%

of 23,094 jobs located in Hagerstown are filled by
in-commuters.

Source: Census LEHD LODES, 2023



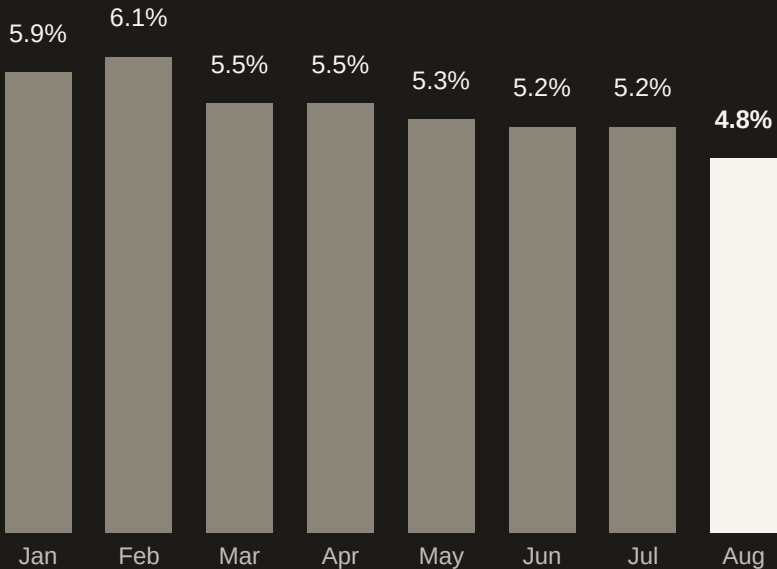
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
4.8%.

4.8%

in August 2026, the latest month released. A year earlier it was 5.8%.



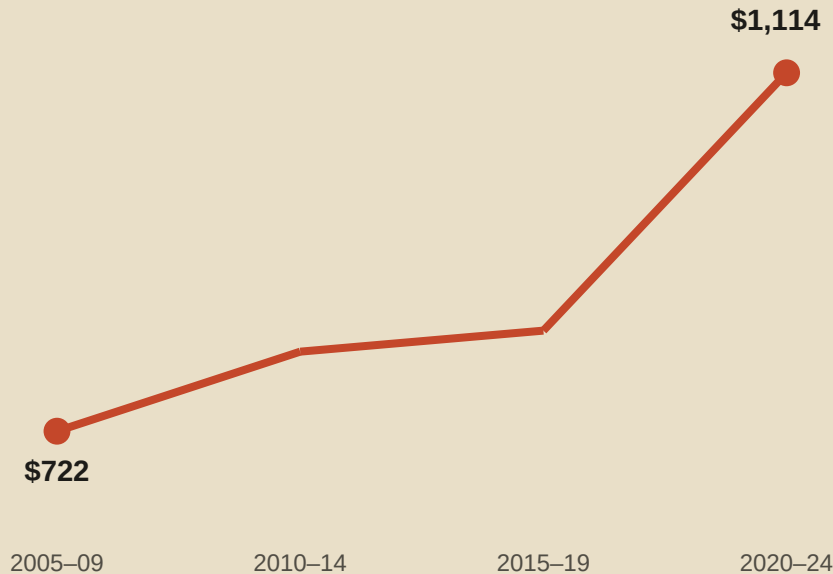


RENT

**Median rent is up 54%
since the 2005–2009
survey, before inflation.**

\$1,114

a month. Maryland's median is \$1,705.





THE SEAM

Cross one tract line and median rent jumps \$619.

A \$619 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.

TRACT 4

\$727

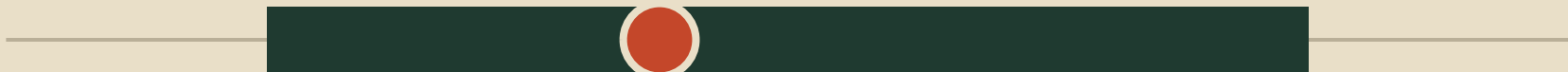
TRACT 2

\$1,346

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$937–\$1,406



\$1,114 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

231

homes permitted, 2022–2025

10%

of those were in multifamily
buildings

83%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 19,679 homes here.

104–231

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 47% less than Maryland's.

\$224,500

median home value in Hagerstown.

Hagerstown



\$224,500

Maryland



\$419,900

U.S.



\$332,700

THAT WAS HAGERSTOWN'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/md/hagerstown/

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