



# The Long & Foster Market Minute™

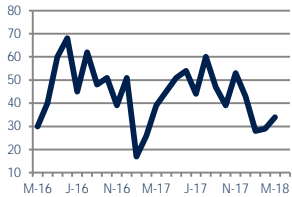
**Focus On:** Forest Hill, Jarrettsville, and Northern Harford County Housing Market

March 2018

Zip Code(s): 21050, 21084, 21154, 21132, 21160 and 21034

## Units Sold

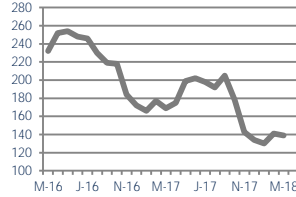
34



Down -13%  
Vs. Year Ago

## Active Inventory

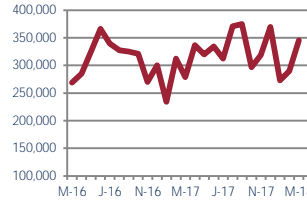
139



Down -18%  
Vs. Year Ago

## Median Sale Price

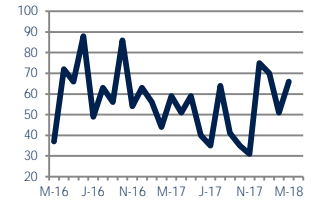
\$345,250



Up 24%  
Vs. Year Ago

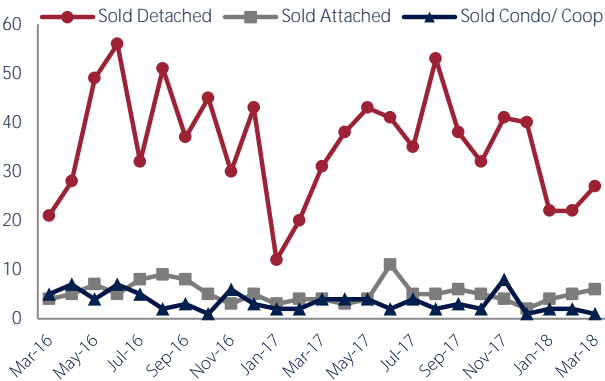
## Days On Market

66



Up 12%  
Vs. Year Ago

### Units Sold\*



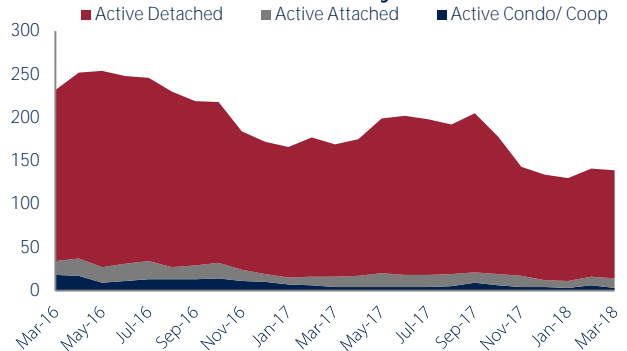
## Units Sold

There was an increase in total units sold in March, with 34 sold this month in Forest Hill, Jarrettsville, and Northern Harford County versus 29 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 13% versus March 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 18%. The total number of active inventory this March was 139 compared to 169 in March 2017. This month's total of 139 is lower than the previous month's total supply of available inventory of 141, a decrease of 1%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Forest Hill, Jarrettsville, and Northern Harford County Homes was \$279,000. This March, the median sale price was \$345,250, an increase of 24% or \$66,250 compared to last year. The current median sold price is 19% higher 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.

Forest Hill, Jarrettsville, and Northern Harford County are defined as properties listed in zip code/s 21050, 21084, 21154, 21132, 21160 and 21034.

\*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

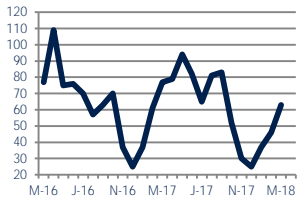




Zip Code(s): 21050, 21084, 21154, 21132, 21160 and 21034

### New Listings

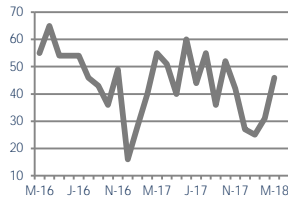
63



Down -18%  
Vs. Year Ago

### Current Contracts

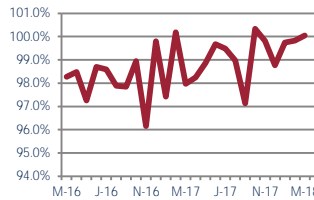
46



Down -16%  
Vs. Year Ago

### Sold Vs. List Price

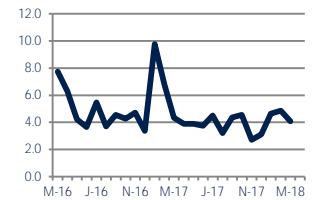
100.1%



Up 2.1%  
Vs. Year Ago

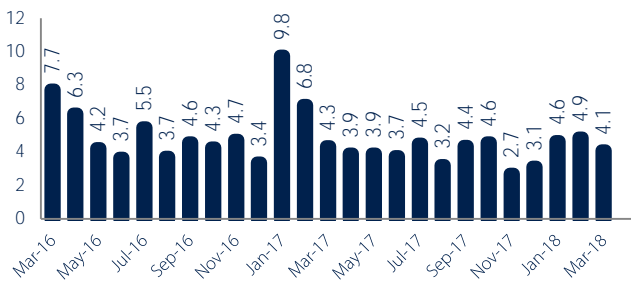
### Months of Supply

4.1



Down -6%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

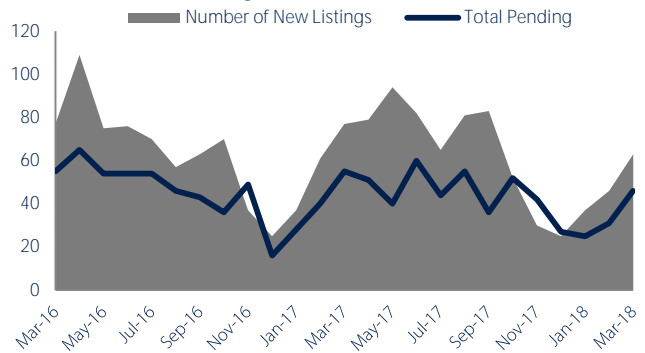
In March, there was 4.1 months of supply available in Forest Hill, Jarrettsville, and Northern Harford County, compared to 4.3 in March 2017. That is a decrease of 6% versus a year ago.

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.

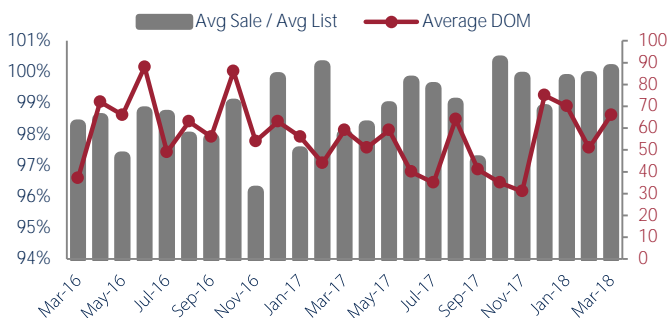
### New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Forest Hill, Jarrettsville, and Northern Harford County compared to 77 in March 2017, a decrease of 18%. There were 46 current contracts pending sale this March compared to 55 a year ago. The number of current contracts is 16% lower 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 Forest Hill, Jarrettsville, and Northern Harford County was 100.1% of the average list price, which is 2.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 59, an increase of 12%.



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