



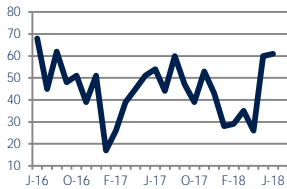
The Long & Foster Market Minute™

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

June 2018

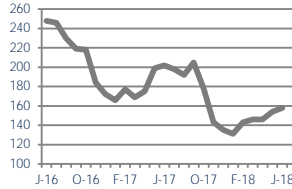
Zip Code(s): 21050, 21084, 21154, 21132, 21160 and 21034

Units Sold
61



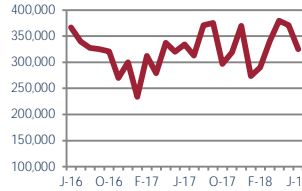
Up 13%
Vs. Year Ago

Active Inventory
158



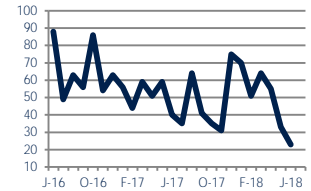
Down -22%
Vs. Year Ago

Median Sale Price
\$325,000



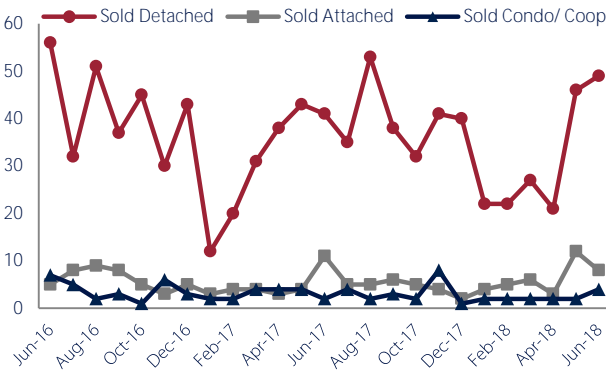
Down -3%
Vs. Year Ago

Days On Market
23



Down -43%
Vs. Year Ago

Units Sold*



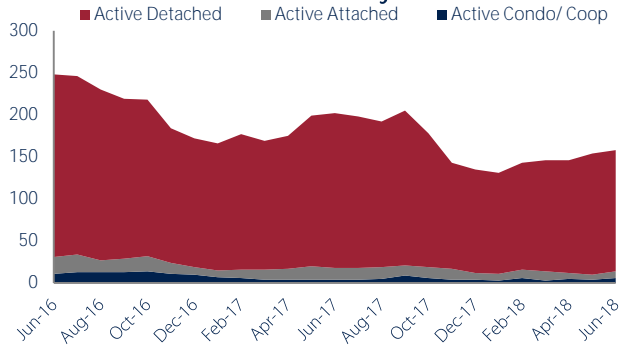
Units Sold

There was an increase in total units sold in June, with 61 sold this month in Forest Hill, Jarrettsville, and Northern Harford County versus 60 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 22%. The total number of active inventory this June was 158 compared to 202 in June 2017. This month's total of 158 is higher than the previous month's total supply of available inventory of 154, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Forest Hill, Jarrettsville, and Northern Harford County Homes was \$334,500. This June, the median sale price was \$325,000, a decrease of 3% or \$9,500 compared to last year. The current median sold price is 12% lower 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.

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

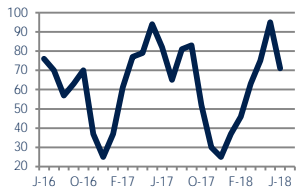




Zip Code(s): 21050, 21084, 21154, 21132, 21160 and 21034

New Listings

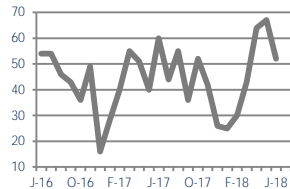
71



Down -13%
Vs. Year Ago

Current Contracts

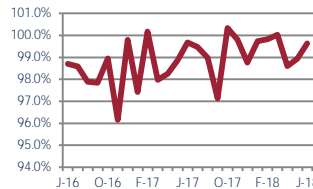
52



Down -13%
Vs. Year Ago

Sold Vs. List Price

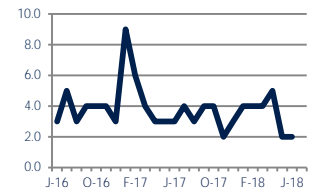
99.6%



No Change
Vs. Year Ago

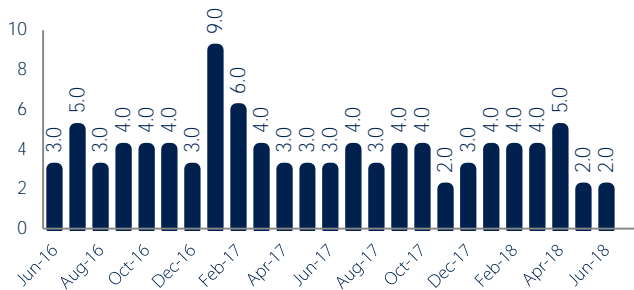
Months of Supply

2.0



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

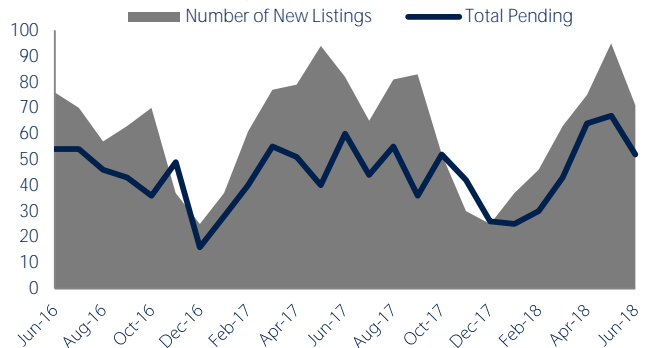
In June, there was 2.6 months of supply available in Forest Hill, Jarrettsville, and Northern Harford County, compared to 3.7 in June 2017. That is a decrease of 31% versus a year ago.

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.

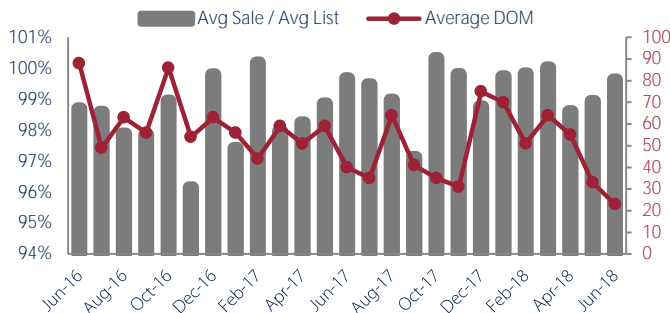
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Forest Hill, Jarrettsville, and Northern Harford County compared to 82 in June 2017, a decrease of 13%. There were 52 current contracts pending sale this June compared to 60 a year ago. The number of current contracts is 13% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Forest Hill, Jarrettsville, and Northern Harford County was 99.6% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 40, a decrease of 43%.



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