



The Long & Foster Market Minute™

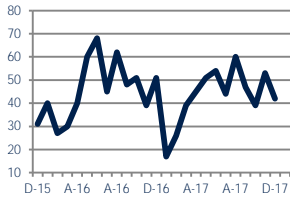
Focus On: Forest Hill, Jarrettsville, and Northern Harford County Housing Market

December 2017

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

Units Sold

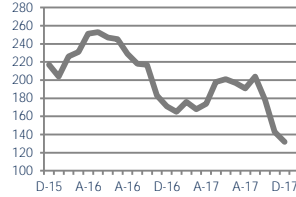
42



Down -18%
Vs. Year Ago

Active Inventory

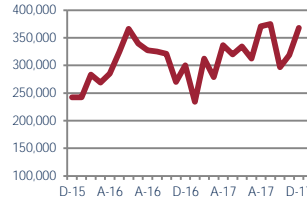
132



Down -23%
Vs. Year Ago

Median Sale Price

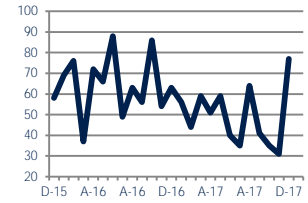
\$368,001



Up 23%
Vs. Year Ago

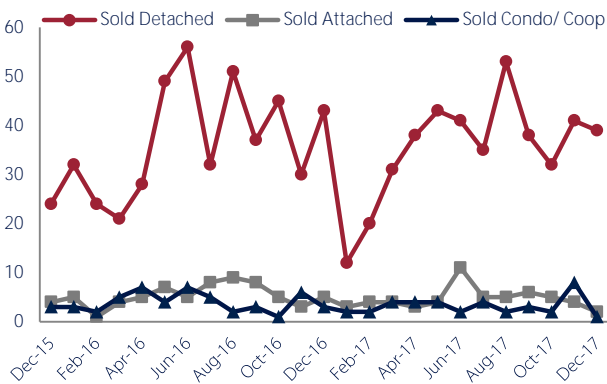
Days On Market

77



Up 22%
Vs. Year Ago

Units Sold*



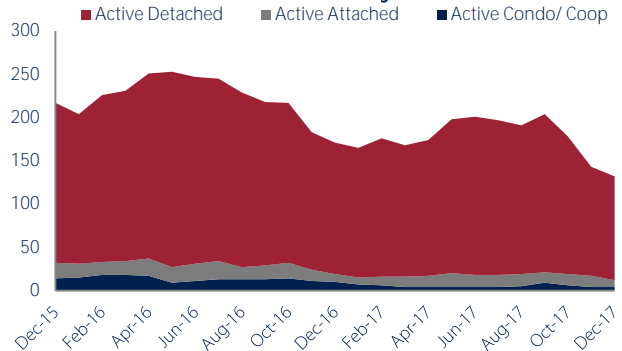
Units Sold

There was a decrease in total units sold in December, with 42 sold this month in Forest Hill, Jarrettsville, and Northern Harford County versus 53 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 18% versus December 2016.

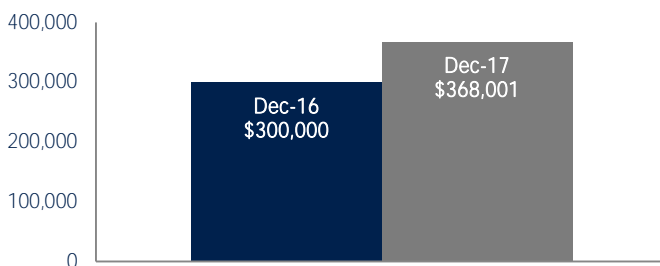
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 23%. The total number of active inventory this December was 132 compared to 171 in December 2016. This month's total of 132 is lower than the previous month's total supply of available inventory of 143, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Forest Hill, Jarrettsville, and Northern Harford County Homes was \$300,000. This December, the median sale price was \$368,001, an increase of 23% or \$68,001 compared to last year. The current median sold price is 15% higher than in November.

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.

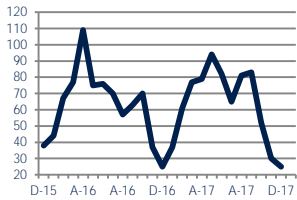




Zip Code(s): 21050, 21084, 21154, 21132, 21160 and 21034

New Listings

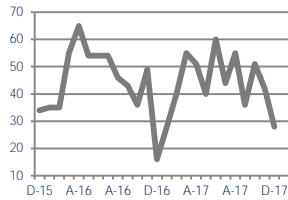
25



No Change
Vs. Year Ago

Current Contracts

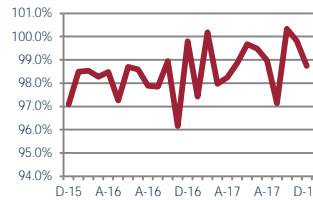
28



Up 75%
Vs. Year Ago

Sold Vs. List Price

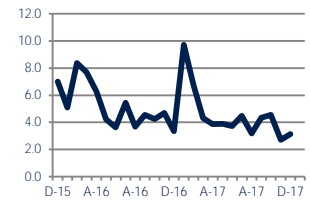
98.7%



Down -1.1%
Vs. Year Ago

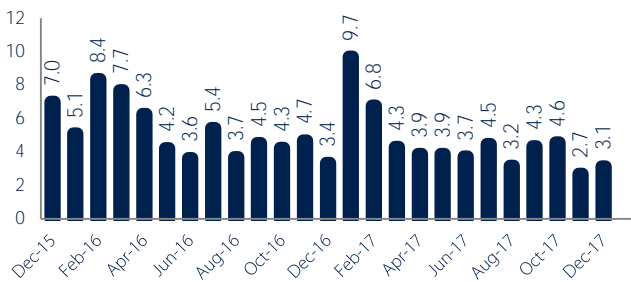
Months of Supply

3.1



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

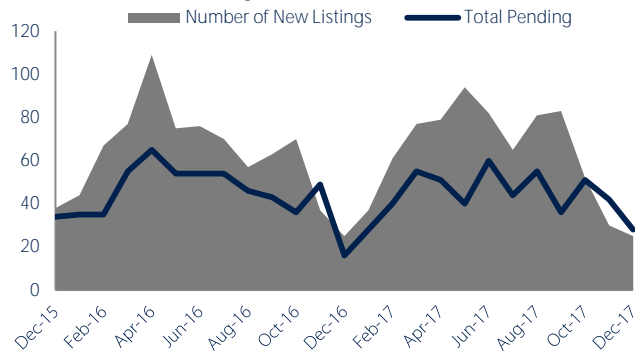
In December, there was 3.1 months of supply available in Forest Hill, Jarrettsville, and Northern Harford County, compared to 3.4 in December 2016. That is a decrease of 6% versus a year ago.

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.

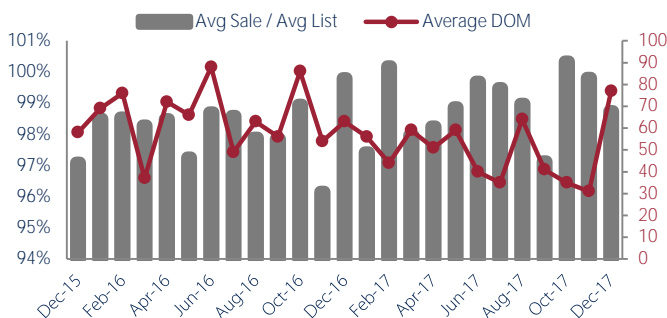
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Forest Hill, Jarrettsville, and Northern Harford County, which is similar to the amount in December 2016. There were 28 current contracts pending sale this December compared to 16 a year ago. The number of current contracts is 75% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Forest Hill, Jarrettsville, and Northern Harford County was 98.7% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 77, higher than the average last year, which was 63, an increase of 22%.



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