

THE LONG & FOSTER MARKET MINUTE™

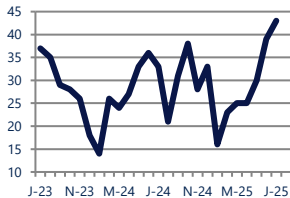
FOCUS ON: **FOREST HILL, JARRETTSVILLE, AND NORTHERN HARFORD COUNTY HOUSING MARKET**

JULY 2025

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

Units Sold

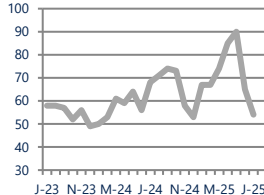
43



Up 30%
Vs. Year Ago

Active Inventory

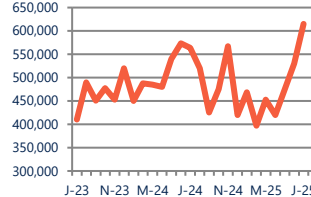
54



Down -21%
Vs. Year Ago

Median Sale Price

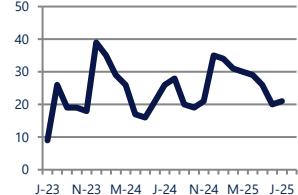
\$615,000



Up 9%
Vs. Year Ago

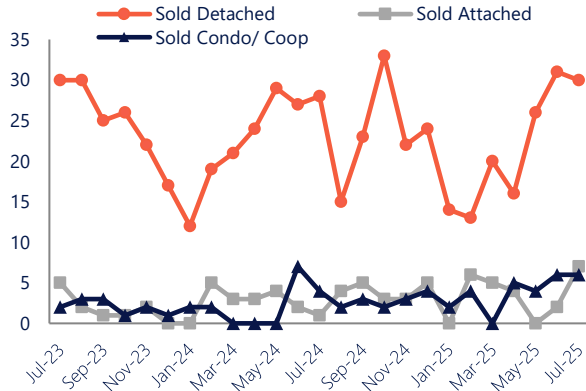
Days On Market

21



Down -19%
Vs. Year Ago

Units Sold*



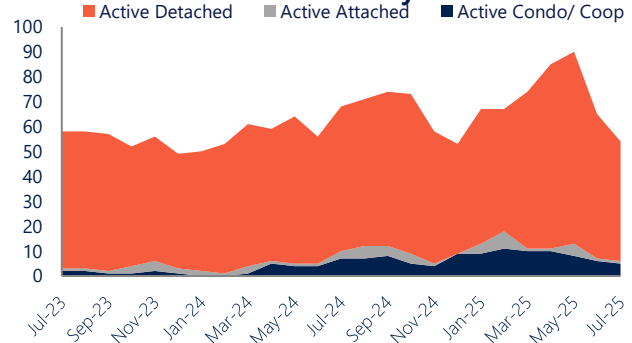
Units Sold

There was an increase in total units sold in July, with 43 sold this month in Forest Hill, Jarrettsville, and Northern Harford County versus 39 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 30% versus July 2024.

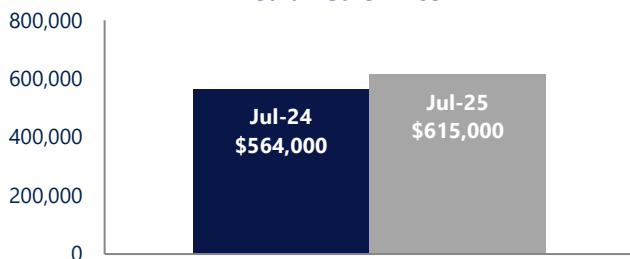
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 21%. The total number of active inventory this July was 54 compared to 68 in July 2024. This month's total of 54 is lower than the previous month's total supply of available inventory of 65, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Forest Hill, Jarrettsville, and Northern Harford County Homes was \$564,000. This July, the median sale price was \$615,000, an increase of 9% or \$51,000 compared to last year. The current median sold price is 16% higher than in June.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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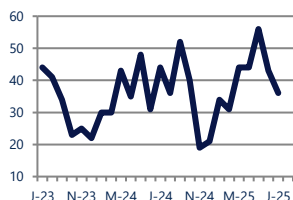
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JULY 2025

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

New Listings

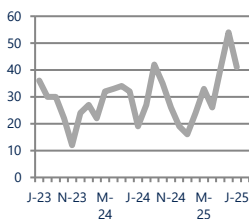
36



Down -18%
Vs. Year Ago

Current Contracts

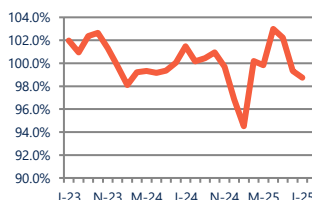
41



Up 116%
Vs. Year Ago

Sold Vs. List Price

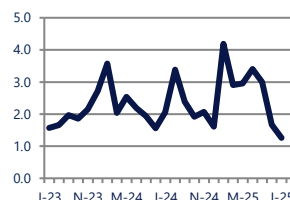
98.7%



Down -2.7%
Vs. Year Ago

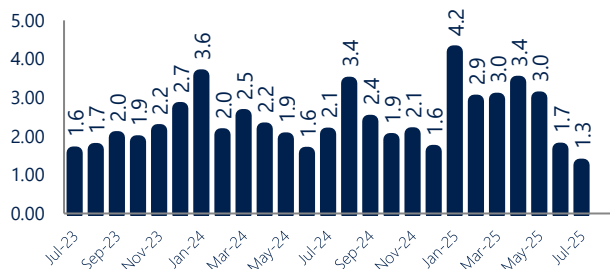
Months of Supply

1.3



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

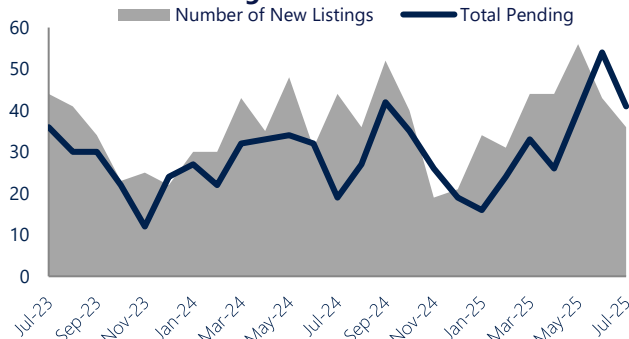
In July, there was 1.3 months of supply available in Forest Hill, Jarrettsville, and Northern Harford County, compared to 2.1 in July 2024. That is a decrease of 39% versus a year ago.

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.

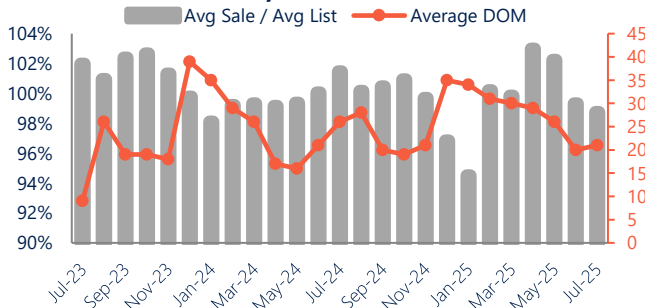
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Forest Hill, Jarrettsville, and Northern Harford County compared to 44 in July 2024, a decrease of 18%. There were 41 current contracts pending sale this July compared to 19 a year ago. The number of current contracts is 116% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Forest Hill, Jarrettsville, and Northern Harford County was 98.7% of the average list price, which is 2.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 26, a decrease of 19%.

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