

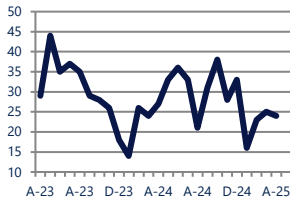
# THE LONG & FOSTER MARKET MINUTE™

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

APRIL 2025

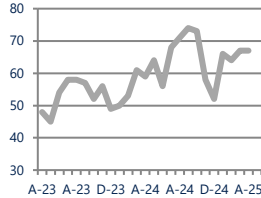
Zip Code(s): 21050, 21084, 21154, 21132, 21160 and 21034

**Units Sold**  
24



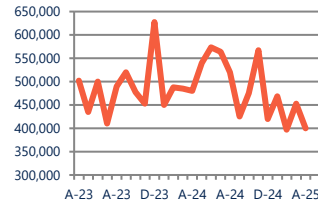
**Down -11%**  
Vs. Year Ago

**Active Inventory**  
67



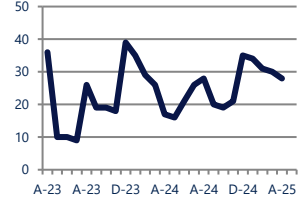
**Up 14%**  
Vs. Year Ago

**Median Sale Price**  
\$400,000



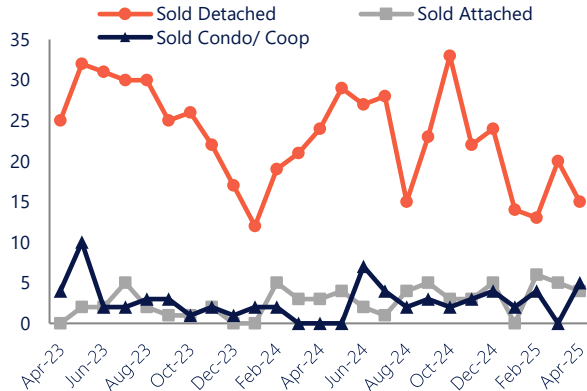
**Down -17%**  
Vs. Year Ago

**Days On Market**  
28



**Up**  
Vs. Year Ago

## Units Sold\*



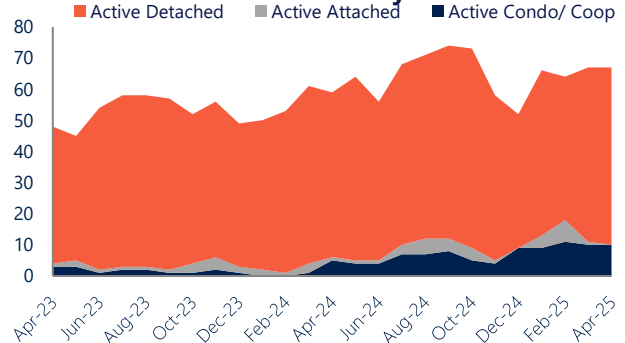
## Units Sold

There was a decrease in total units sold in April, with 24 sold this month in Forest Hill, Jarrettsville, and Northern Harford County versus 25 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

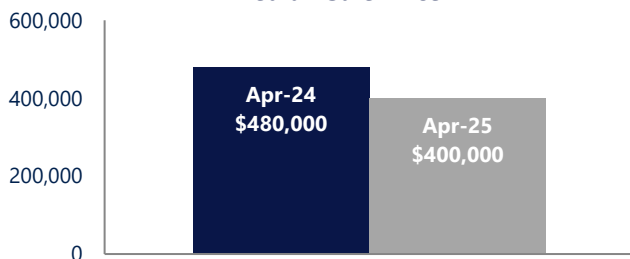
## Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 14%. The total number of active inventory this April was 67 compared to 59 in April 2024. This month's supply remained stable as compared to last month.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Forest Hill, Jarrettsville, and Northern Harford County Homes was \$480,000. This April, the median sale price was \$400,000, a decrease of 17% or \$80,000 compared to last year. The current median sold price is 12% lower than in March.

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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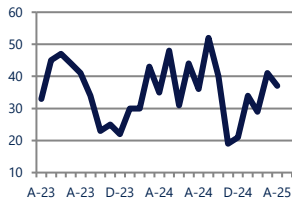
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APRIL 2025

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## New Listings

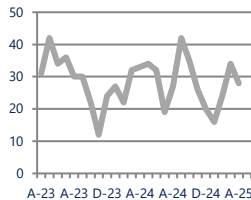
37



Up 6%  
Vs. Year Ago

## Current Contracts

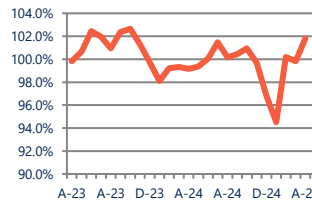
28



Down -15%  
Vs. Year Ago

## Sold Vs. List Price

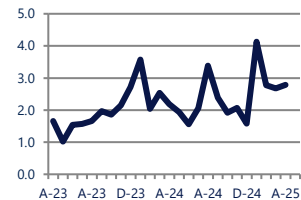
101.8%



Up 2.7%  
Vs. Year Ago

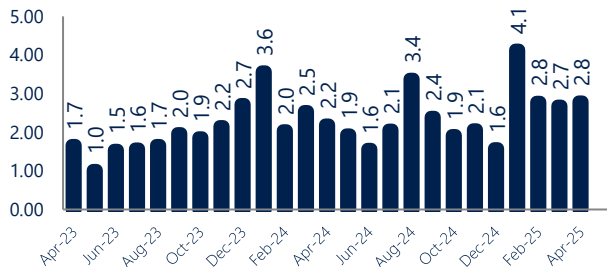
## Months of Supply

2.8



Up 27%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

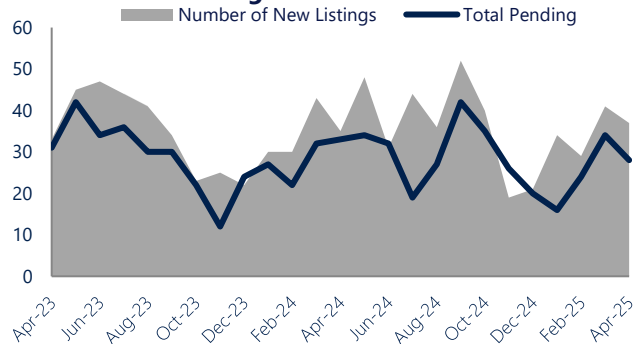
In April, there was 2.8 months of supply available in Forest Hill, Jarrettsville, and Northern Harford County, compared to 2.2 in April 2024. That is an increase of 28% versus a year ago.

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.

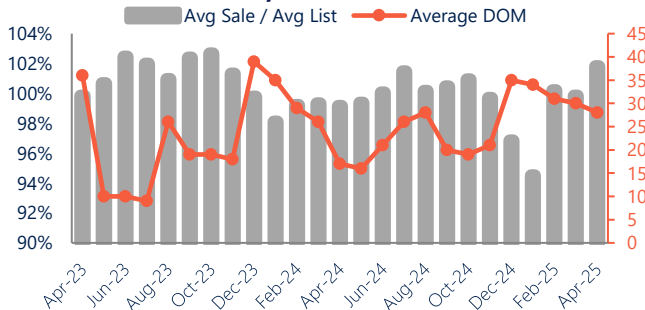
## New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Forest Hill, Jarrettsville, and Northern Harford County compared to 35 in April 2024, an increase of 6%. There were 28 current contracts pending sale this April compared to 33 a year ago. The number of current contracts is 15% lower than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Forest Hill, Jarrettsville, and Northern Harford County was 101.8% of the average list price, which is 2.7% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 17. This increase was impacted by the limited number of sales.

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