



The Long & Foster Market Minute™

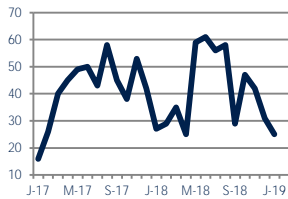
Focus On: Forest Hill, Jarrettsville, and Northern Harford County Housing Market

January 2019

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

Units Sold

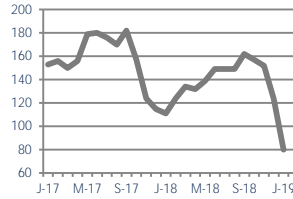
25



Down -7%
Vs. Year Ago

Active Inventory

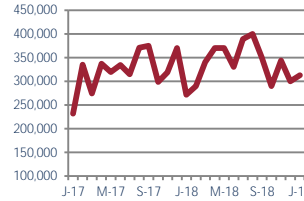
80



Down -28%
Vs. Year Ago

Median Sale Price

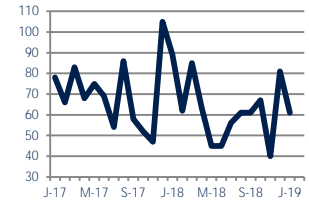
\$313,000



Up 15%
Vs. Year Ago

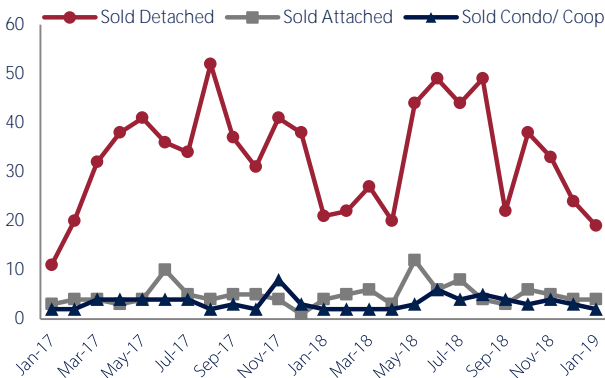
Days On Market

61



Down -31%
Vs. Year Ago

Units Sold*



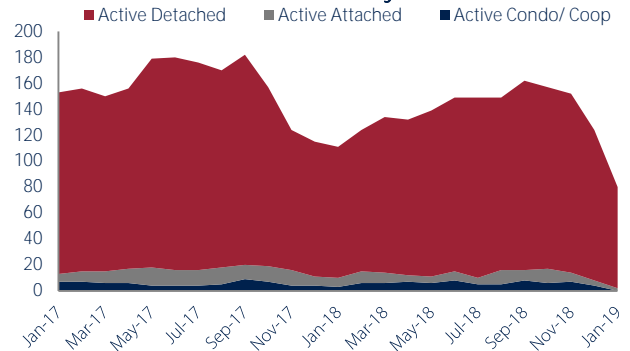
Units Sold

There was a decrease in total units sold in January, with 25 sold this month in Forest Hill, Jarrettsville, and Northern Harford County versus 31 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 7% versus January 2018.

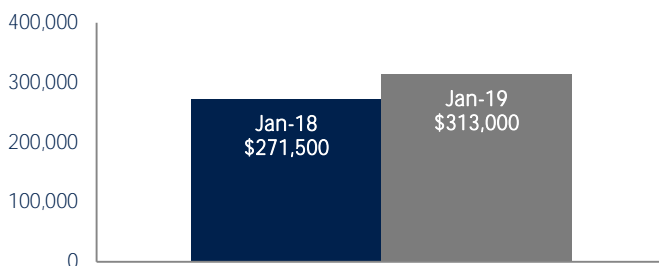
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 28%. The total number of active inventory this January was 80 compared to 111 in January 2018. This month's total of 80 is lower than the previous month's total supply of available inventory of 124, a decrease of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Forest Hill, Jarrettsville, and Northern Harford County Homes was \$271,500. This January, the median sale price was \$313,000, an increase of 15% or \$41,500 compared to last year. The current median sold price is 4% higher than in December.

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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INTERNATIONAL REAL ESTATE





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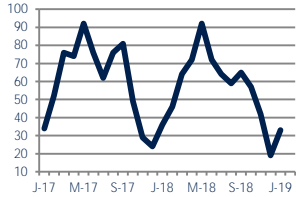
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New Listings

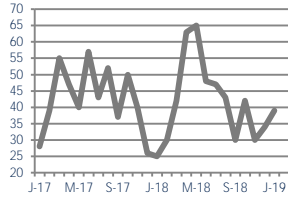
33



Down -8%
Vs. Year Ago

Current Contracts

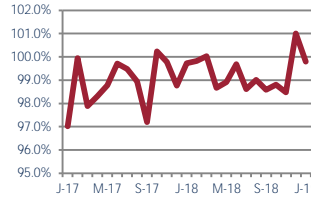
39



Up 56%
Vs. Year Ago

Sold Vs. List Price

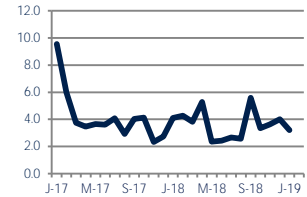
99.8%



No Change
Vs. Year Ago

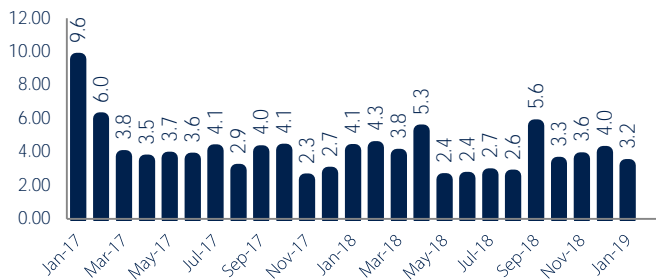
Months of Supply

3.2



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

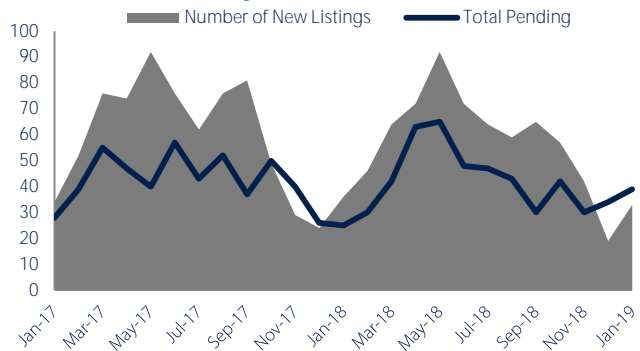
In January, there was 3.2 months of supply available in Forest Hill, Jarrettsville, and Northern Harford County, compared to 4.1 in January 2018. That is a decrease of 22% versus a year ago.

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.

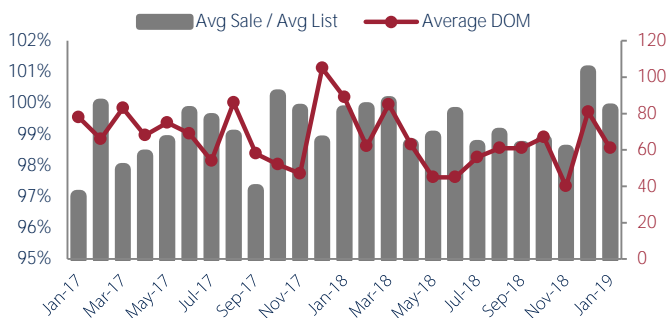
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Forest Hill, Jarrettsville, and Northern Harford County compared to 36 in January 2018, a decrease of 8%. There were 39 current contracts pending sale this January compared to 25 a year ago. The number of current contracts is 56% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Forest Hill, Jarrettsville, and Northern Harford County was 99.8% 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 61, lower than the average last year, which was 89, a decrease of 31%.



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