



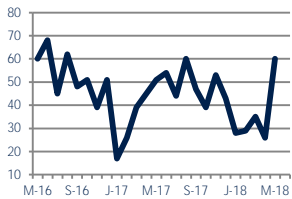
The Long & Foster Market Minute™

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

May 2018

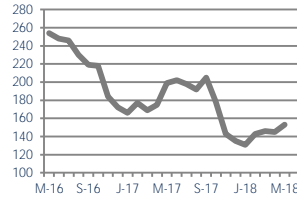
Zip Code(s): 21050, 21084, 21154, 21132, 21160 and 21034

Units Sold
60



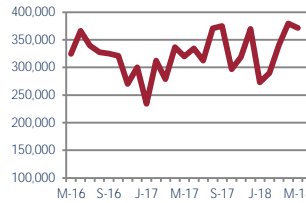
Up 18%
Vs. Year Ago

Active Inventory
153



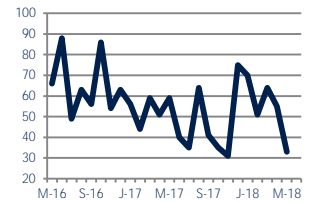
Down -23%
Vs. Year Ago

Median Sale Price
\$371,250



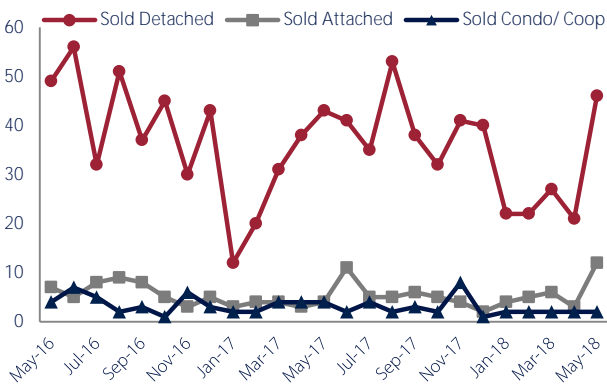
Up 16%
Vs. Year Ago

Days On Market
33



Down -44%
Vs. Year Ago

Units Sold*



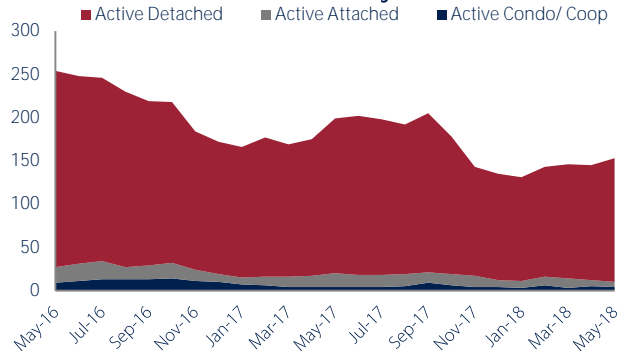
Units Sold

There was an increase in total units sold in May, with 60 sold this month in Forest Hill, Jarrettsville, and Northern Harford County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 23%. The total number of active inventory this May was 153 compared to 199 in May 2017. This month's total of 153 is higher than the previous month's total supply of available inventory of 145, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Forest Hill, Jarrettsville, and Northern Harford County Homes was \$320,000. This May, the median sale price was \$371,250, an increase of 16% or \$51,250 compared to last year. The current median sold price is 2% lower than in April.

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.



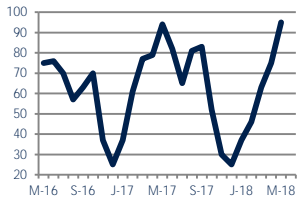
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

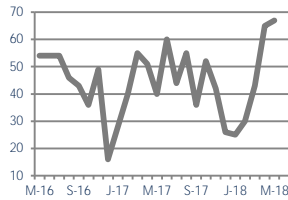
95



Up 1%
Vs. Year Ago

Current Contracts

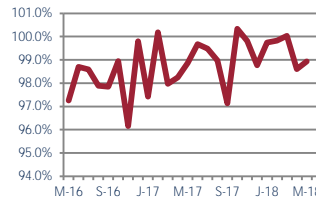
67



Up 68%
Vs. Year Ago

Sold Vs. List Price

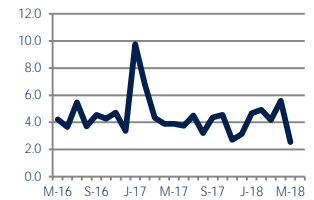
98.9%



No Change
Vs. Year Ago

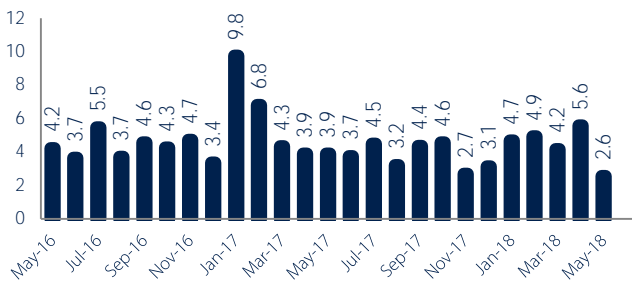
Months of Supply

2.6



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

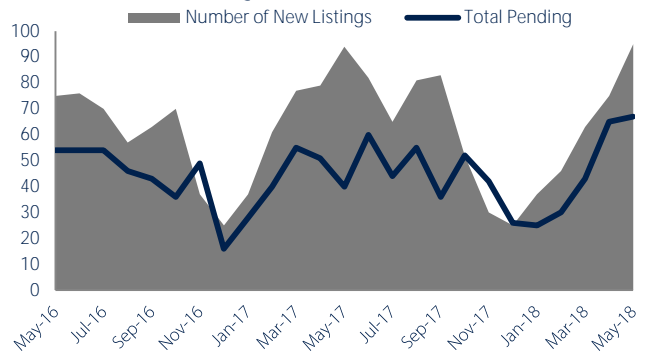
In May, there was 2.6 months of supply available in Forest Hill, Jarrettsville, and Northern Harford County, compared to 3.9 in May 2017. That is a decrease of 35% versus a year ago.

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.

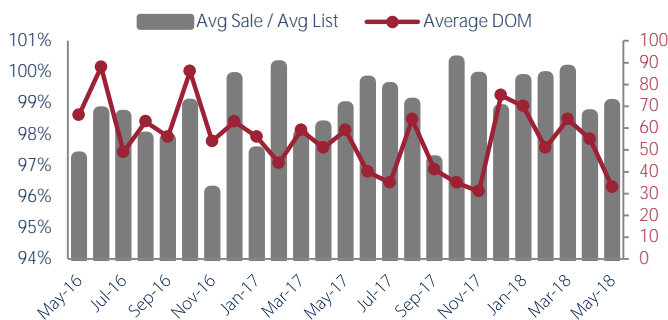
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Forest Hill, Jarrettsville, and Northern Harford County compared to 94 in May 2017, an increase of 1%. There were 67 current contracts pending sale this May compared to 40 a year ago. The number of current contracts is 68% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Forest Hill, Jarrettsville, and Northern Harford County was 98.9% 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 33, lower than the average last year, which was 59, a decrease of 44%.



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