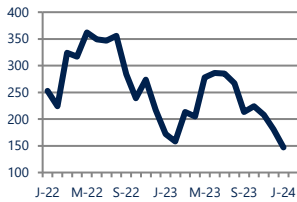


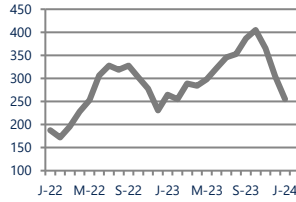


Units Sold 147



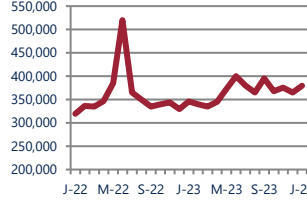
Down -15%
Vs. Year Ago

Active Inventory 255



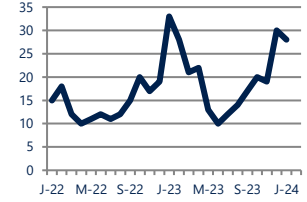
Down -4%
Vs. Year Ago

Median Sale Price \$379,500



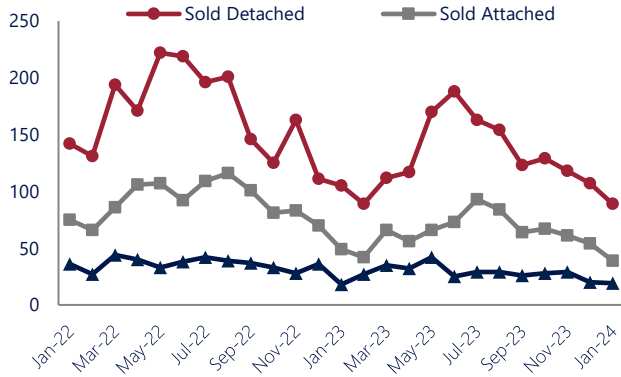
Up 10%
Vs. Year Ago

Days On Market 28



Down -15%
Vs. Year Ago

Units Sold*



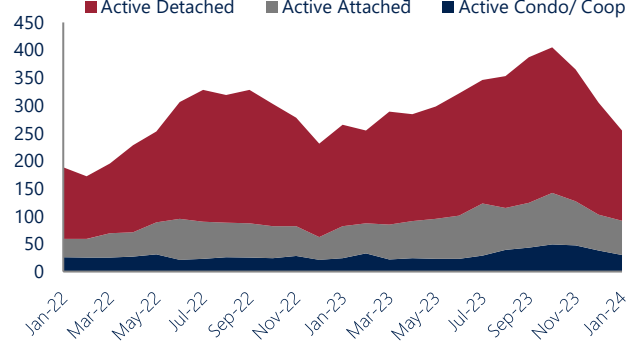
Units Sold

There was a decrease in total units sold in January, with 147 sold this month in Harford County versus 181 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 15% versus January 2023.

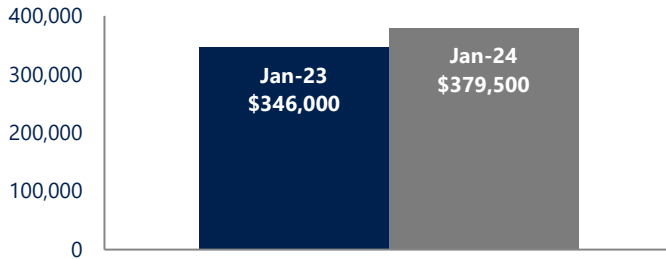
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 4%. The total number of active inventory this January was 255 compared to 265 in January 2023. This month's total of 255 is lower than the previous month's total supply of available inventory of 305, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Harford County Homes was \$346,000. This January, the median sale price was \$379,500, an increase of 10% or \$33,500 compared to last year. The current median sold price is 4% higher than in December.

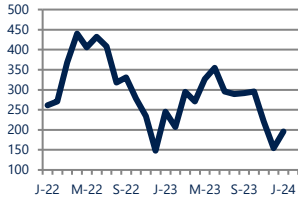
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*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.



New Listings

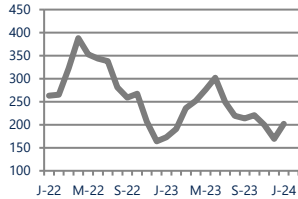
196



Down -20%
Vs. Year Ago

Current Contracts

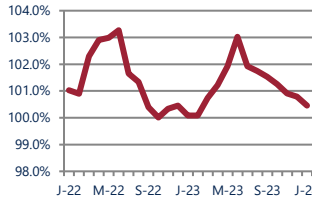
202



Up 17%
Vs. Year Ago

Sold Vs. List Price

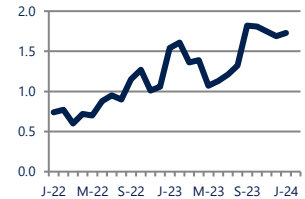
100.5%



No Change
Vs. Year Ago

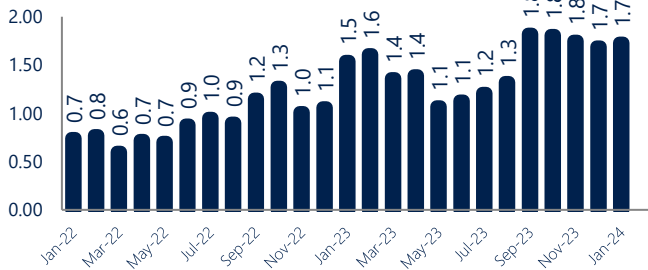
Months of Supply

1.7



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

In January, there was 1.7 months of supply available in Harford County, compared to 1.5 in January 2023. That is an increase of 13% versus a year ago.

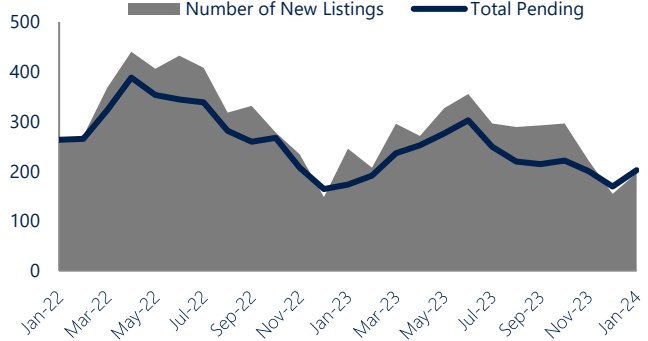
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

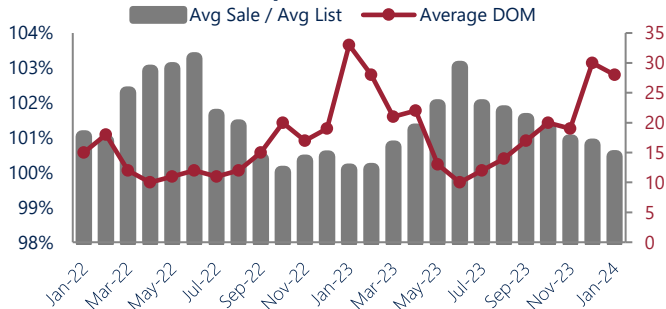
This month there were 196 homes newly listed for sale in Harford County compared to 245 in January 2023, a decrease of 20%.

There were 202 current contracts pending sale this January compared to 173 a year ago. The number of current contracts is 17% 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 Harford County was 100.5% 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 28, lower than the average last year, which was 33, a decrease of 15%.