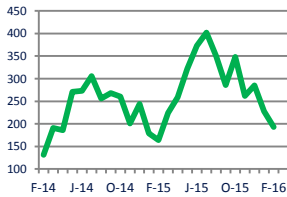




Focus On: Harford County Housing Market

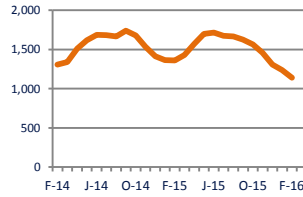
February 2016

Units Sold  
193



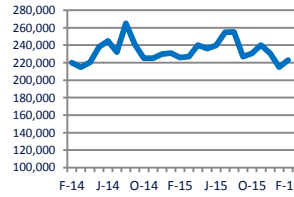
Up 18%  
Vs. Year Ago

Active Inventory  
1,139



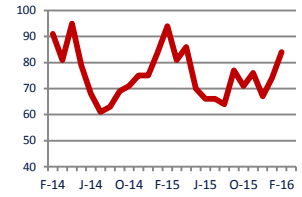
Down -16%  
Vs. Year Ago

Median Sale Price  
\$223,000

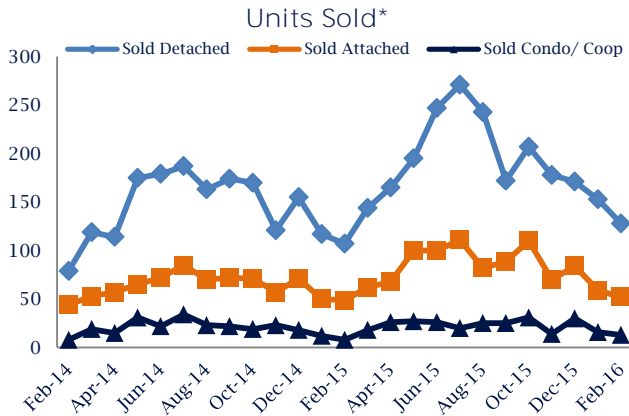


Down -1%  
Vs. Year Ago

Days On Market  
84

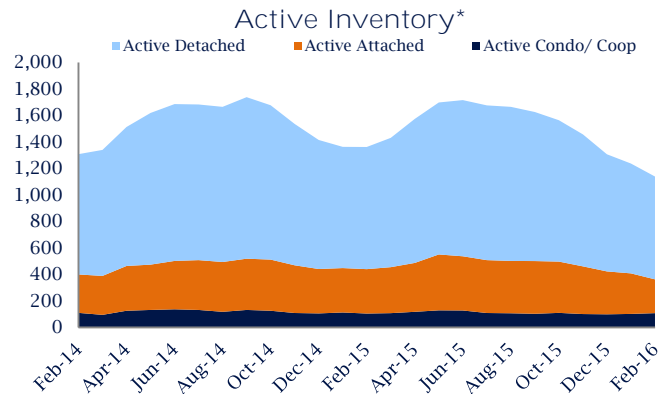


Down -11%  
Vs. Year Ago



Units Sold

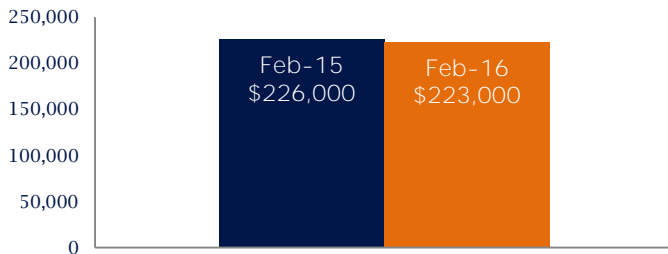
There was a decrease in total units sold in February, with 193 sold this month in Harford County versus 228 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 18% versus February 2015.



Active Inventory

Versus last year, the total number of homes available this month is lower by 223 units or 16%. The total number of active inventory this February was 1,139 compared to 1,362 in February 2015. This month's total of 1,139 is lower than the previous month's total supply of available inventory of 1,237, a decrease of 8%.

Median Sale Price



Median Sale Price

Last February, the median sale price for Harford County Homes was \$226,000. This February, the median sale price was \$223,000, a decrease of 1% or \$3,000 compared to last year. The current median sold price is 4% higher than in January.

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.

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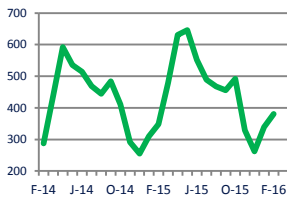


Focus On: Harford County Housing Market

February 2016

New Listings

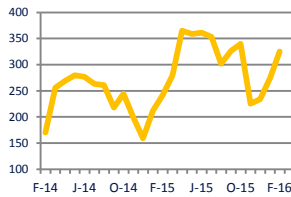
381



Up 9%  
Vs. Year Ago

Current Contracts

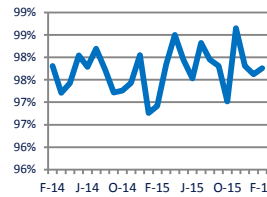
325



Up 35%  
Vs. Year Ago

Sold Vs. List Price

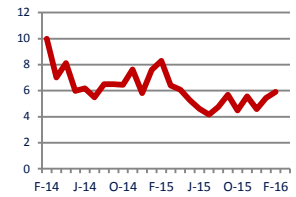
97.8%



Up 0.9%  
Vs. Year Ago

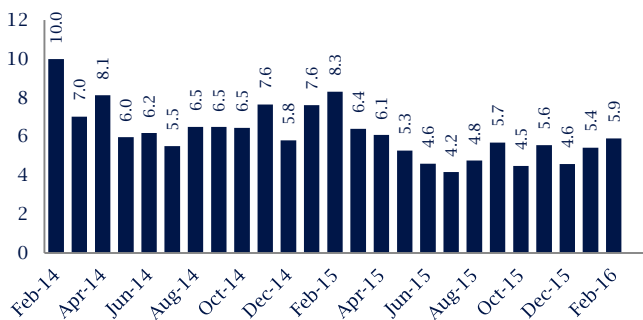
Months of Supply

5.9



Down -29%  
Vs. Year Ago

Months Of Supply



Months of Supply

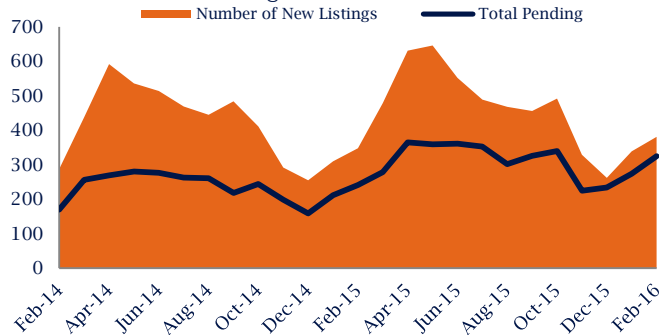
In February, there was 5.9 months of supply available in Harford County, compared to 8.3 in February 2015. That is a decrease of 29% versus a year ago.

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 381 homes newly listed for sale in Harford County compared to 348 in February 2015, an increase of 9%. There were 325 current contracts pending sale this February compared to 241 a year ago. The number of current contracts is 35% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Harford County was 97.8% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 84, lower than the average last year, which was 94, a decrease of 11%.

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