



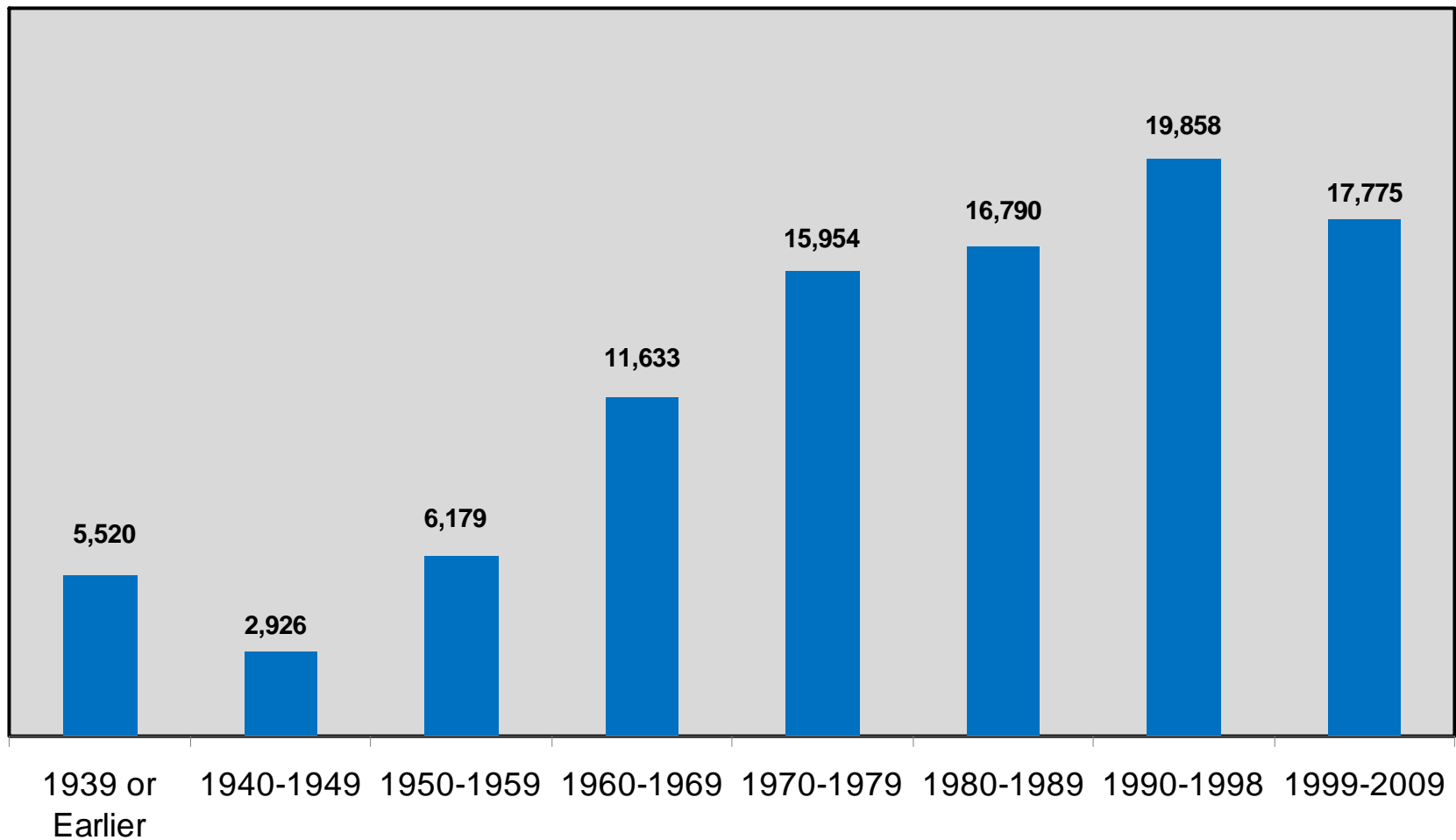
Housing Data and Real Estate Trends



Summary - Housing Data and Real Estate Trends

- In 2009, Harford County had a total of 97,100 housing units, 4.8 percent of which were vacant. Of the total housing units, 80 percent was in single-unit structures, 16 percent was in multi-unit structures, and 4 percent was mobile homes. Thirty-seven percent of the housing units were built since 1990.
- Eighty percent of Harford County residents owned or were buying their homes. This percentage is 15 points higher than the Maryland average and similar to other nearby Maryland Counties, except for Baltimore County; there, the rate is 67%.
- There were three Harford County zip codes where the percentage of home owners was 70% or less: Aberdeen (65%); Havre de Grace (67%); and Edgewood (68%).
- In 2009, the number of housing units had grown to 96,635. 38% of the housing units were located in 3 zip codes: Bel Air-21014 (14,307), Abingdon (11,466), and Bel Air-21015 (10,500).
- In 2009, the median sales value of residential homes was \$289,500, which was below the Maryland average and the figures for 4 of the 6 other nearby Maryland Counties.

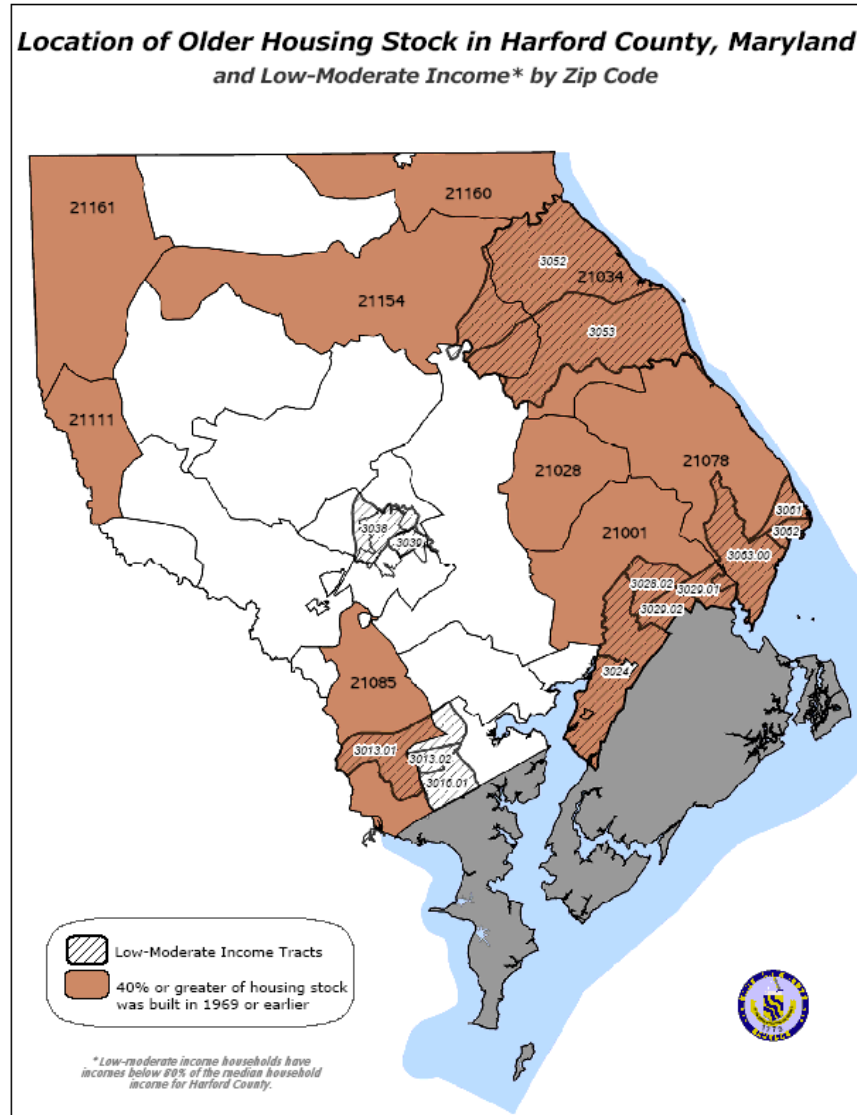
Harford County Year Housing Structure Built



Data Source: Claritas 2009 Demographic Update, Maryland

Total = 96,635 Housing Units

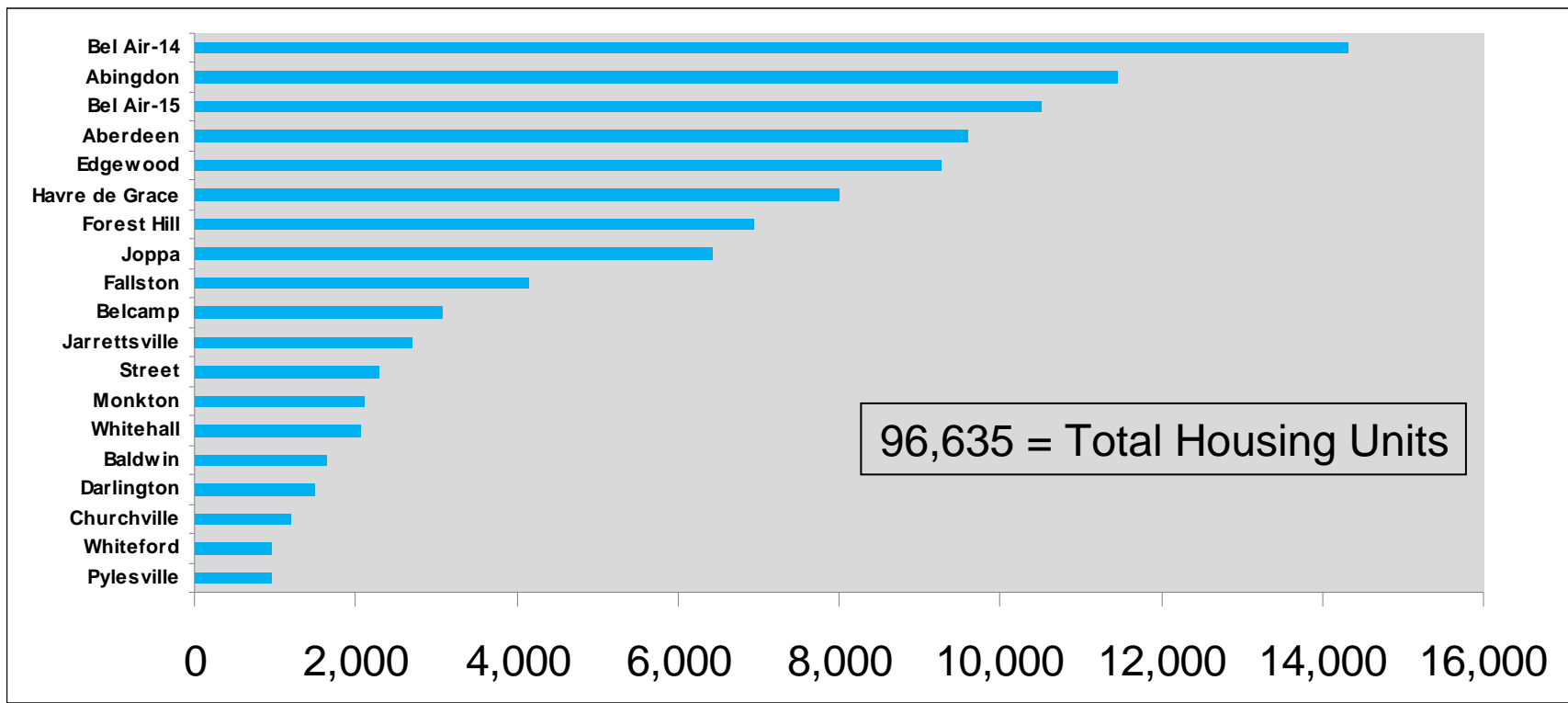
Map of Aged Housing Stock



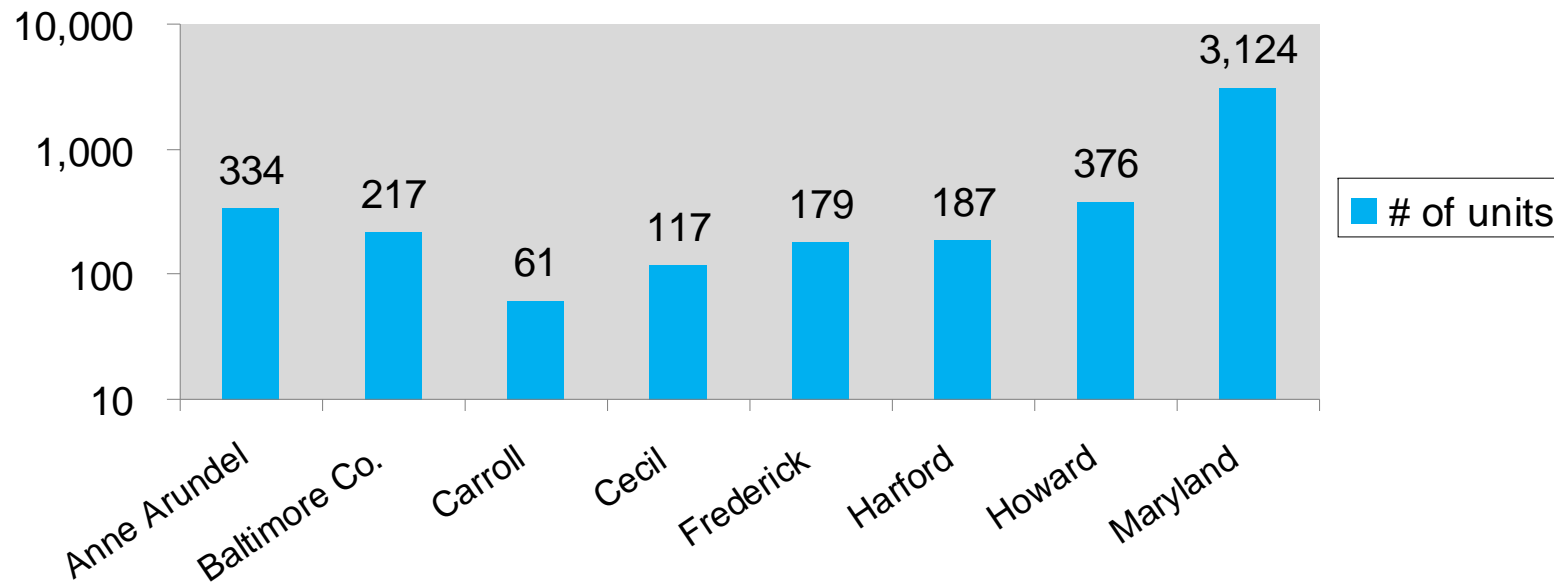
Source: U.S. Census Bureau: 2000 Decennial Census

2009

Estimated Housing Units by Zip Code



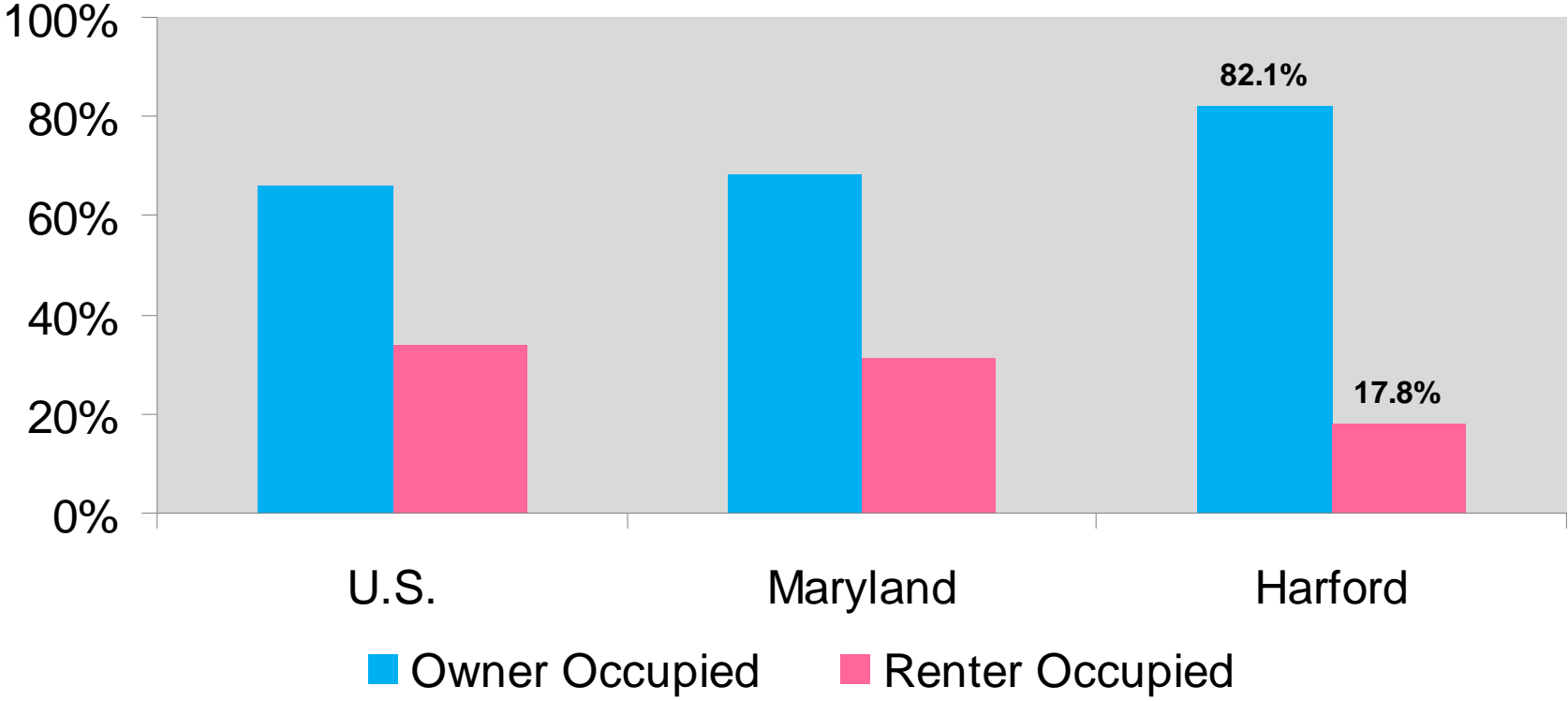
2010 3rd Quarter New Housing Units Authorized for Construction



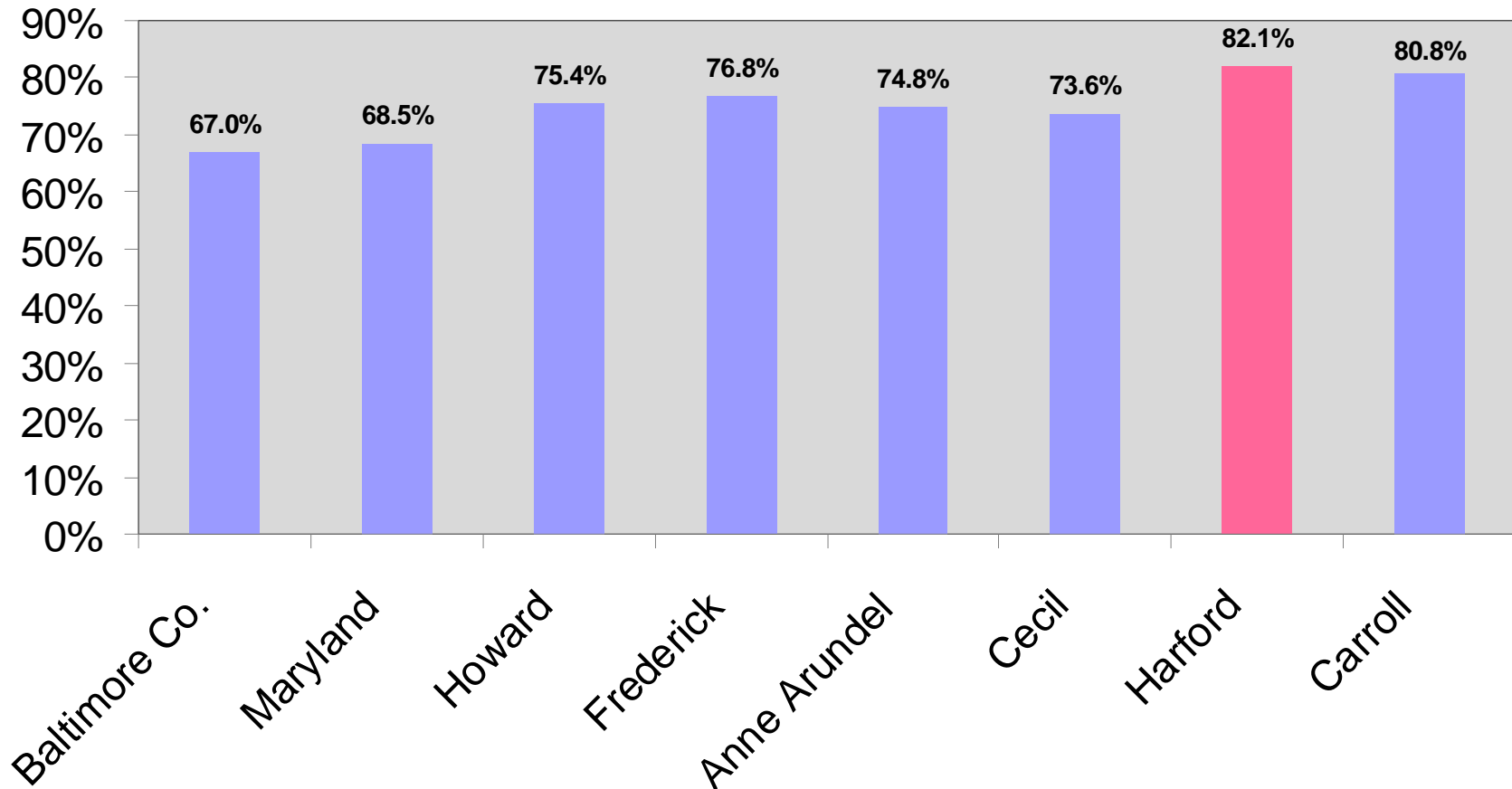


2009

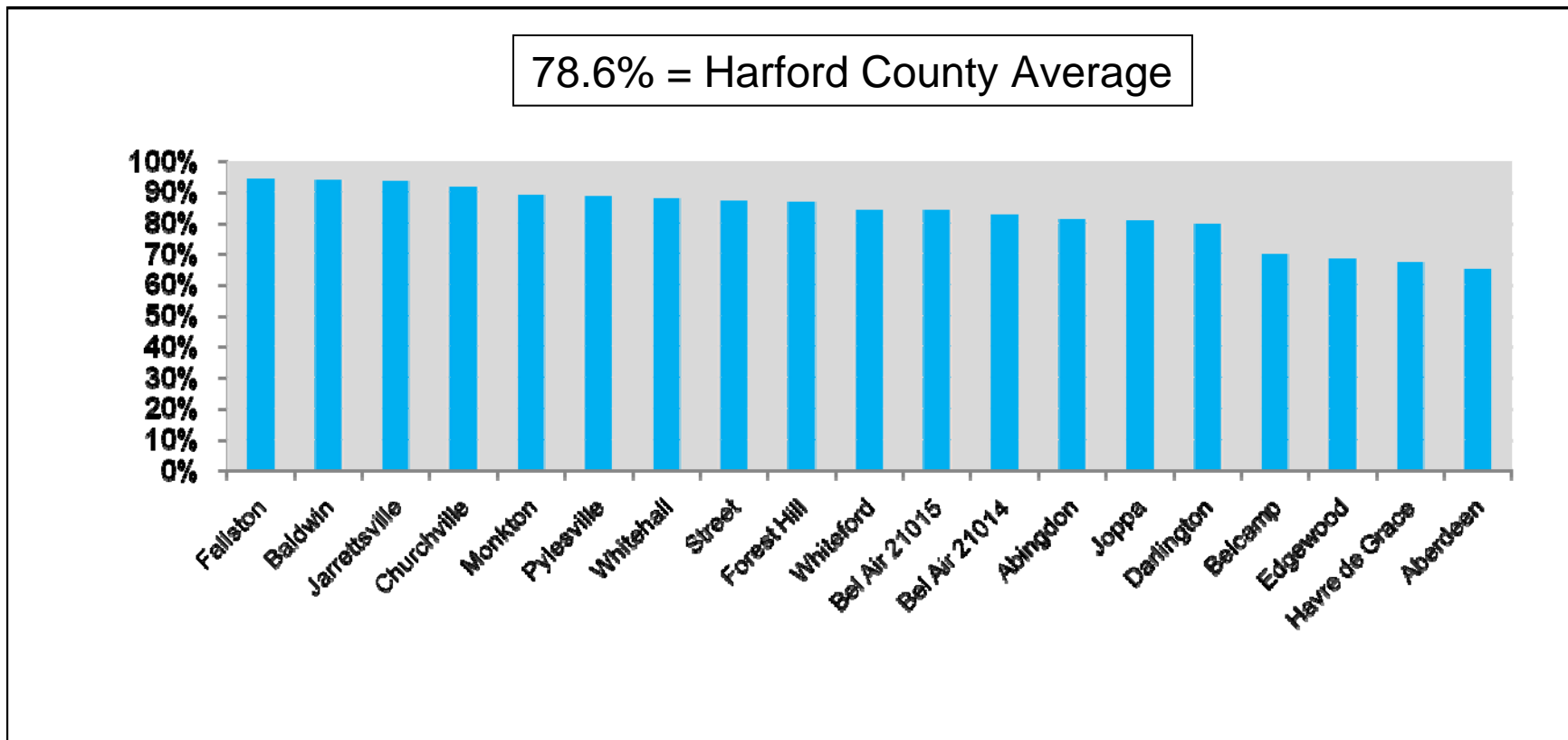
Home Ownership Rates



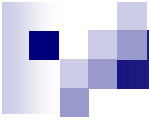
2009 Home Ownership Rates



2009 Estimate Home Ownership Rates

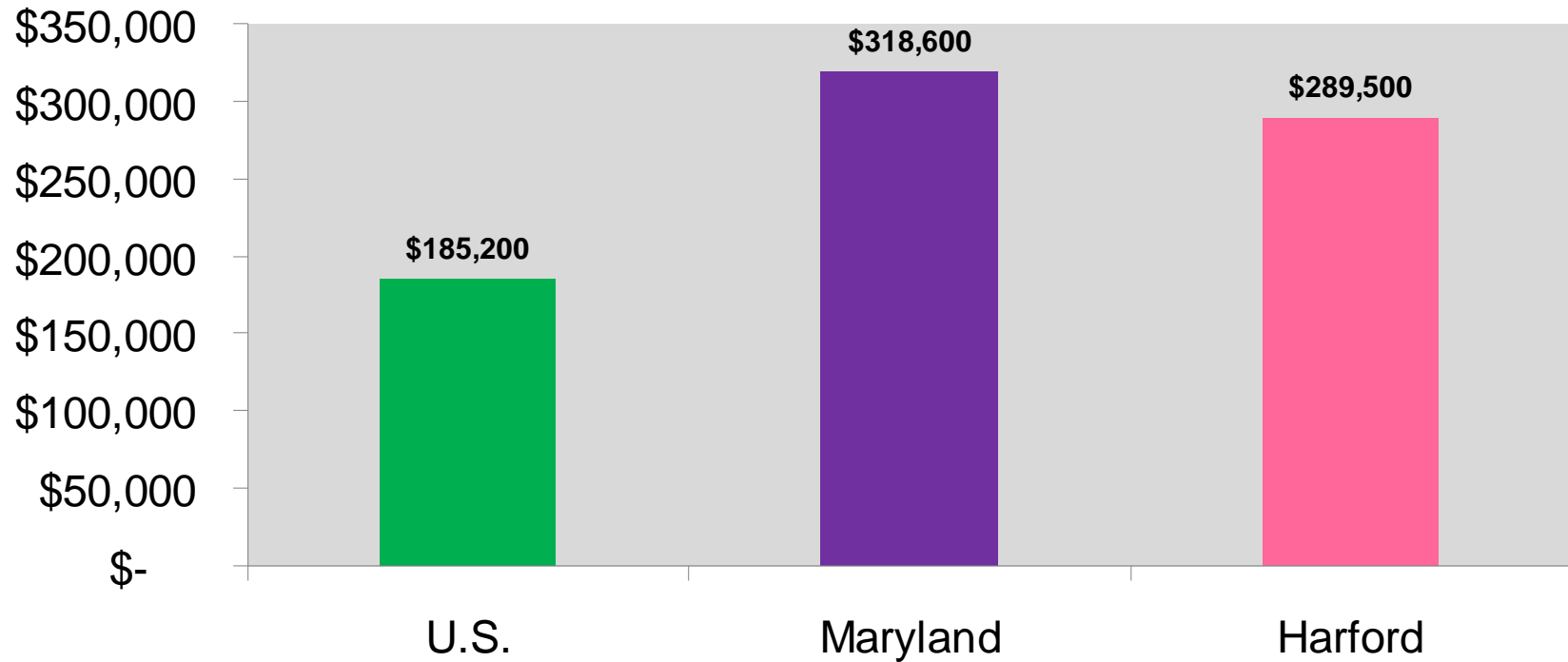


71,567 Housing Units



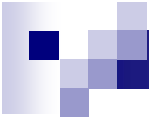
2009

Median Value: Owner-Occupied Housing Units



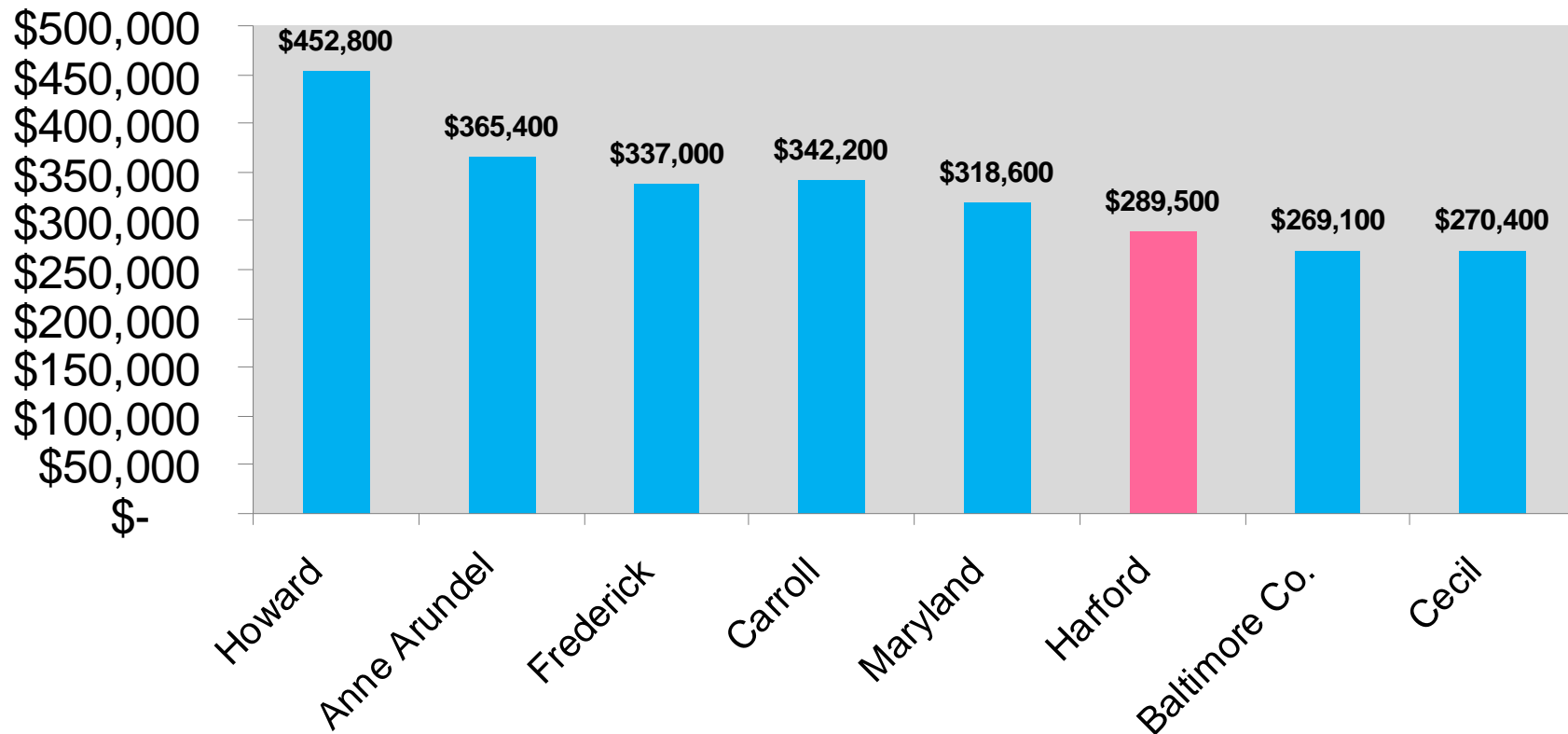
Harford County Real Estate Trends

	2007	2008	2009	% Change 2007 to 2009
Total Sold Dollar Volume	\$909,651,080	\$666,765,941	\$652,507,593	- 28.3%
Avg. Sold Price	\$296,884	287,275	268,301	- 9.8%
Median Sold Price	\$260,000	255,000	236,000	- 9.4%
Total Units Sold	3,064	2,321	2,432	- 16.5%
Avg. Days on the Market	100	132	129	29.7%
Avg. List Price	\$312,035	\$312,055	\$290,990	- 6.7%
Avg. Sales Price as a % of Avg. List Price	95.1%	92.1%	92.2%	



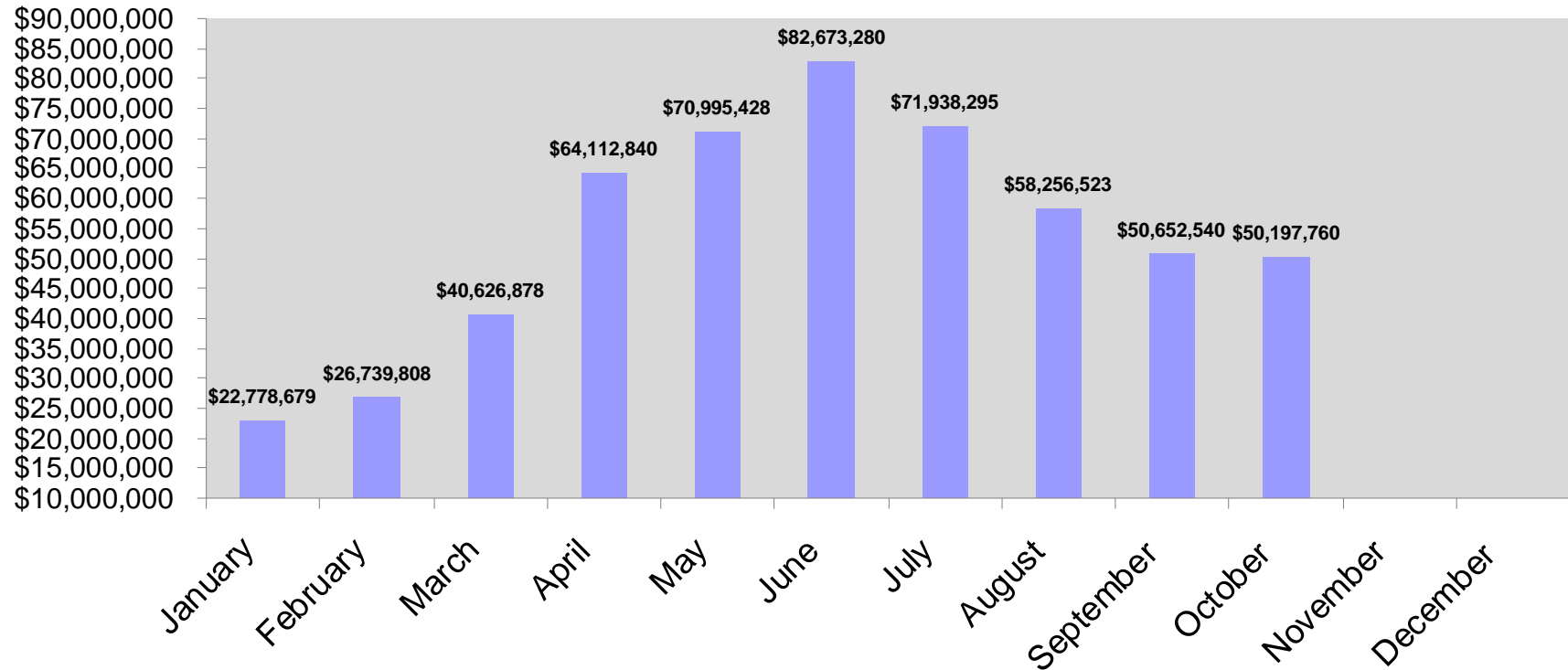
2009

Median Value: Owner-Occupied Housing Units

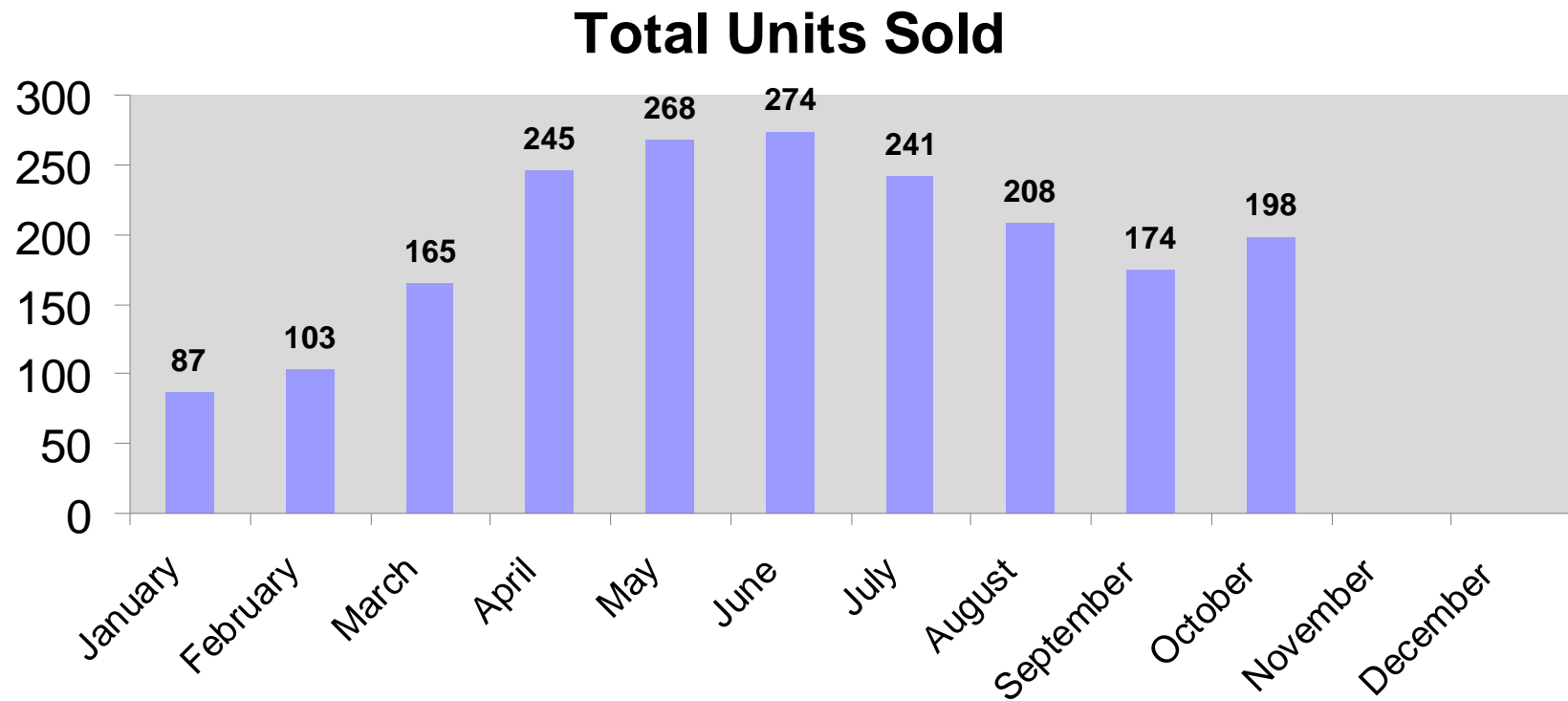


2010 Year To Date Real Estate Trends: Harford County

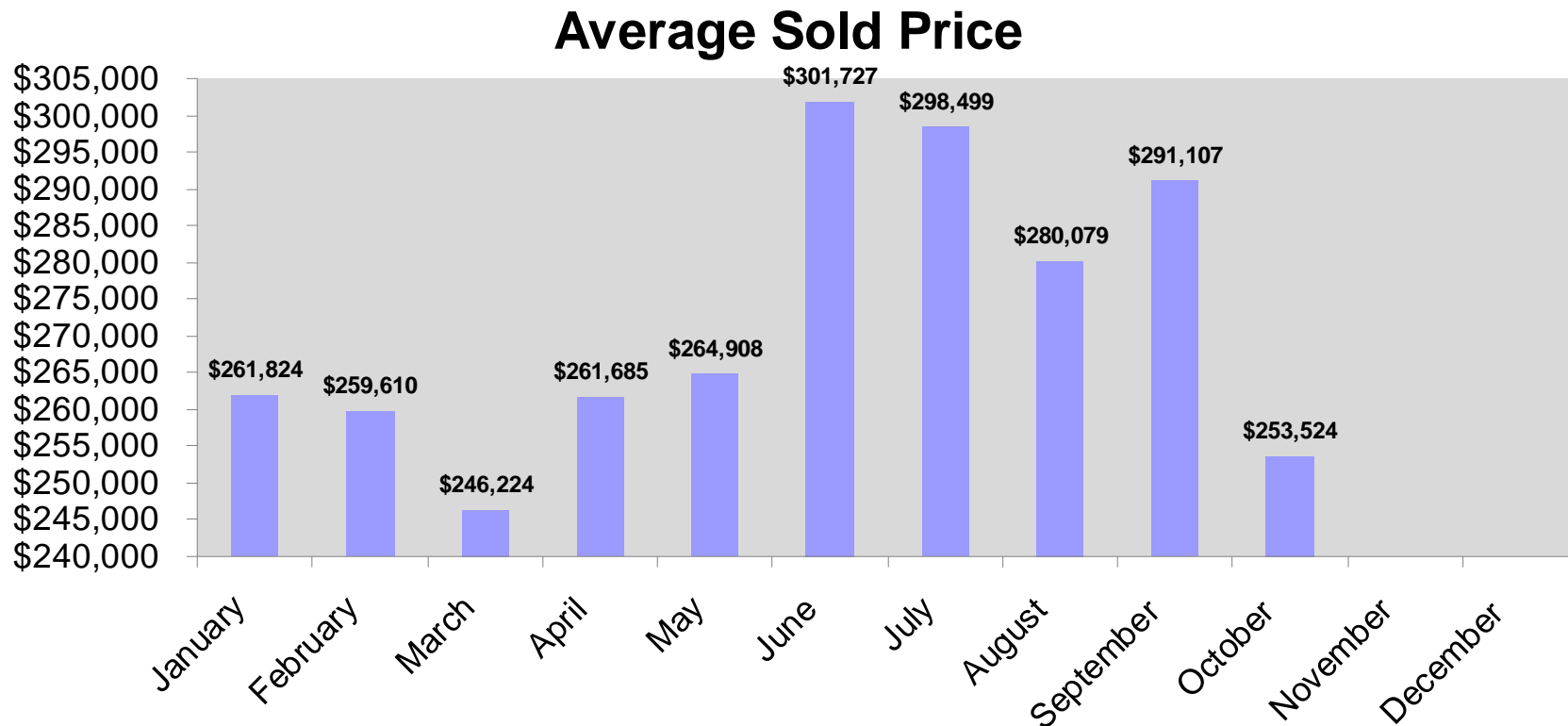
Total Dollar Sold Volume



2010 Year To Date Real Estate Trends: Harford County

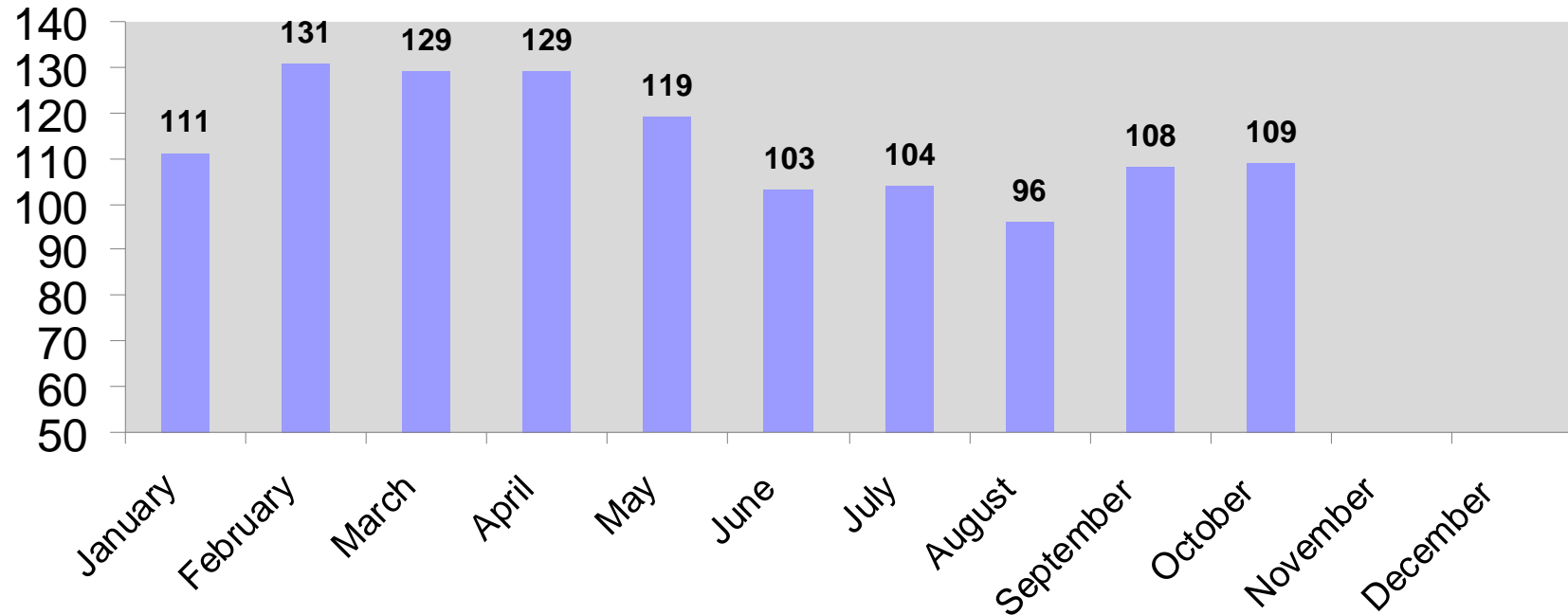


2010 Year To Date Real Estate Trends: Harford County



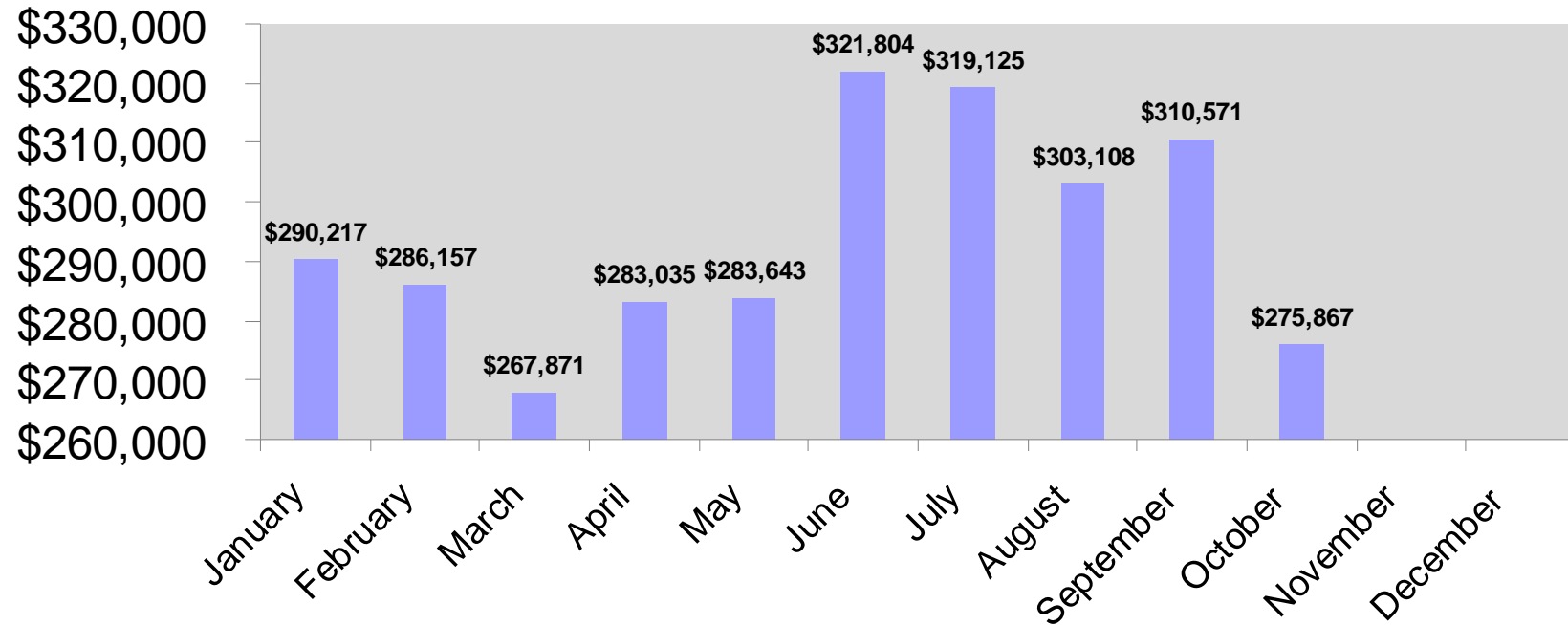
2010 Year To Date Real Estate Trends: Harford County

Average Days on the Market



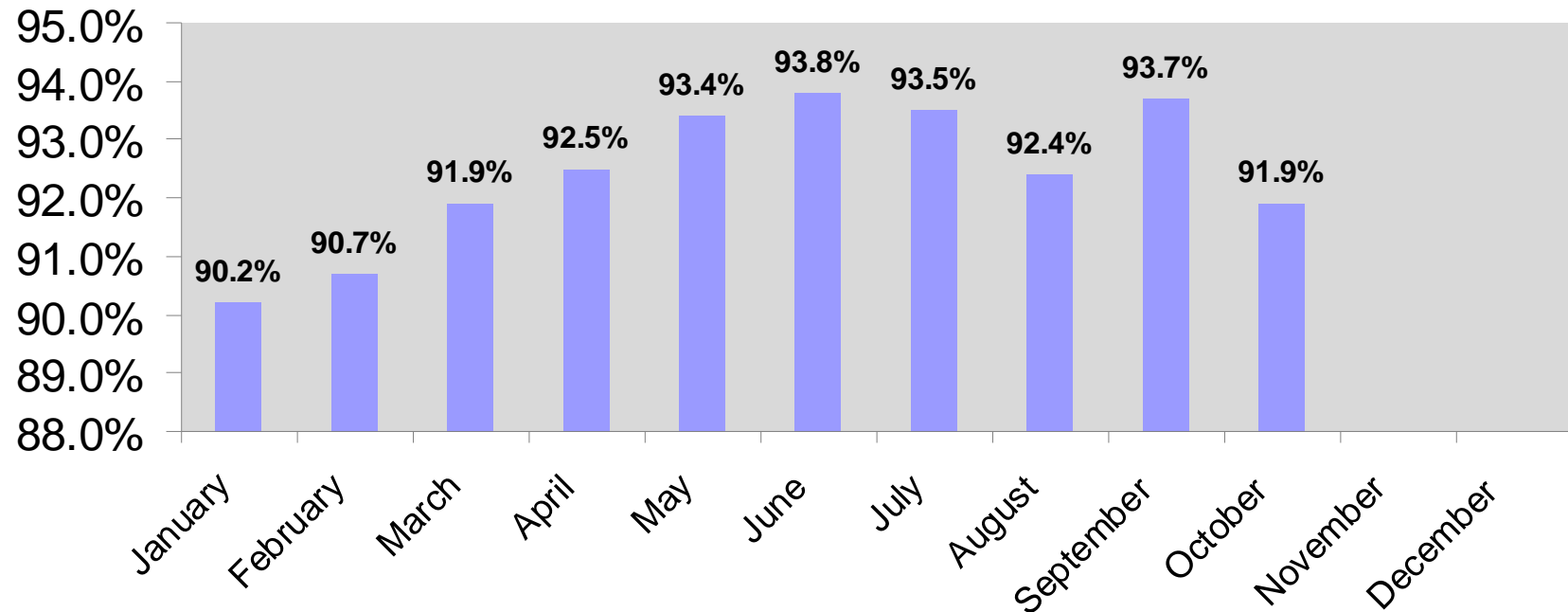
2010 Year To Date Real Estate Trends: Harford County

Average List Price for Solds



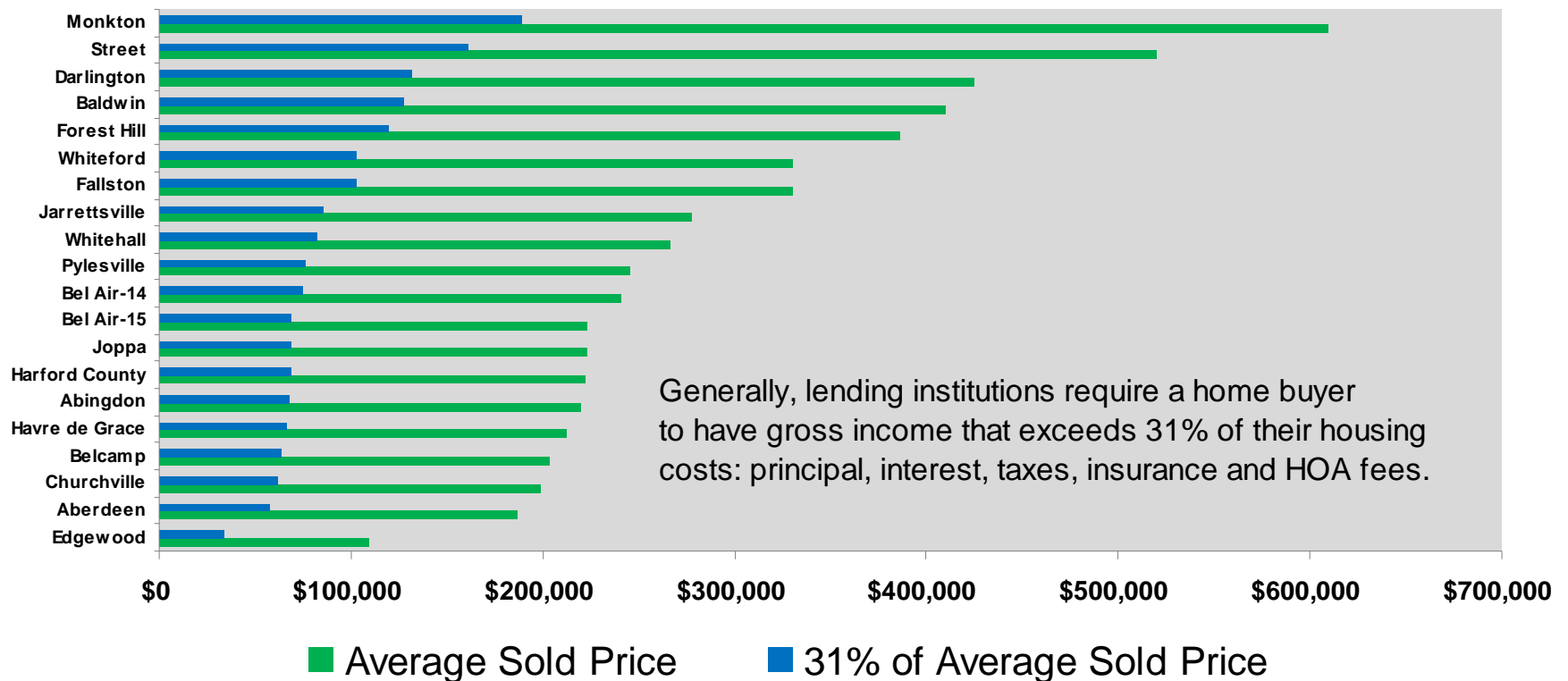
2010 Year To Date Real Estate Trends: Harford County

Average Sales Price as a % of Average List Price



March 2010

Median Sold Price Versus Gross Income Needed to Pass 31% Front End Ratio Test





Harford County Property Foreclosure Events 2010

	Notices of Default	Notices of Sales	Lender Purchases	Total Events	% Change From Last Q
2010/Q1	120	246	46	412	2.8%
2010/Q2	189	321	77	587	42.5%
2010/Q3	134	270	105	509	-13.3%



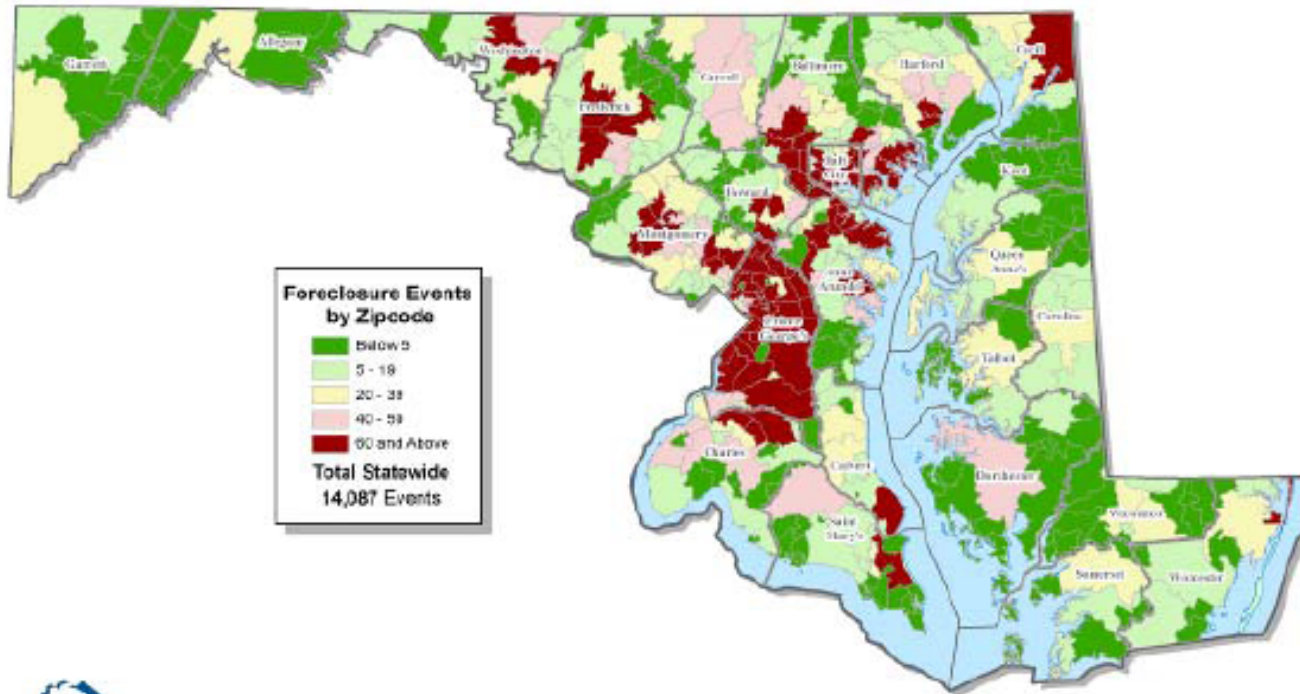
2010

Properties with Foreclosure Filings in MD Third Quarter 2010

Counties	Number	%Total
Anne Arundel	1,026	7.3%
Baltimore Co.	1,567	11.1%
Carroll	256	1.8%
Cecil	202	1.4%
Frederick	665	4.7%
Harford	509	3.6%
Howard	431	3.1%
Maryland	14,087	100%



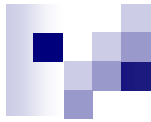
MAP 1 DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2010



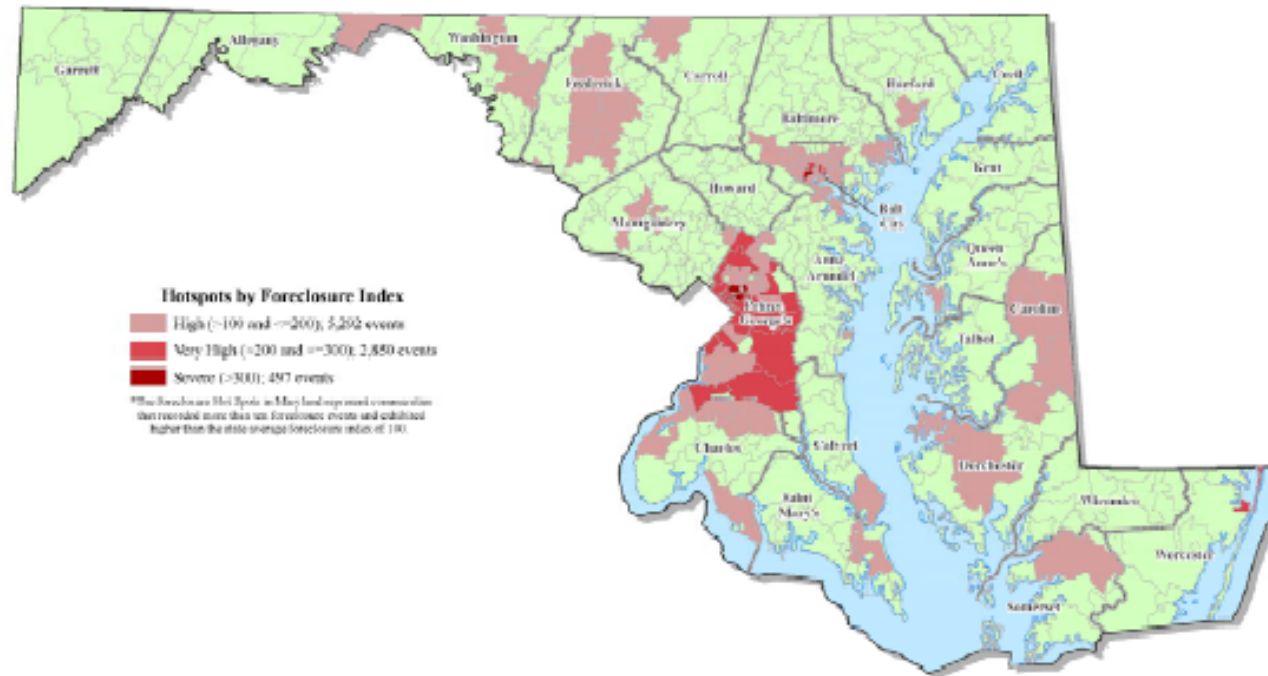
Pat O'Malley, Director
Jeffrey G. Brown, Lt. Governor
Raymond A. Skinner, Secretary
Garrett J. Snuggs, Deputy Secretary

Data Source: RealtyTrac.com

pub date: 10/1/2010



MAP 2 DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND THIRD QUARTER 2010



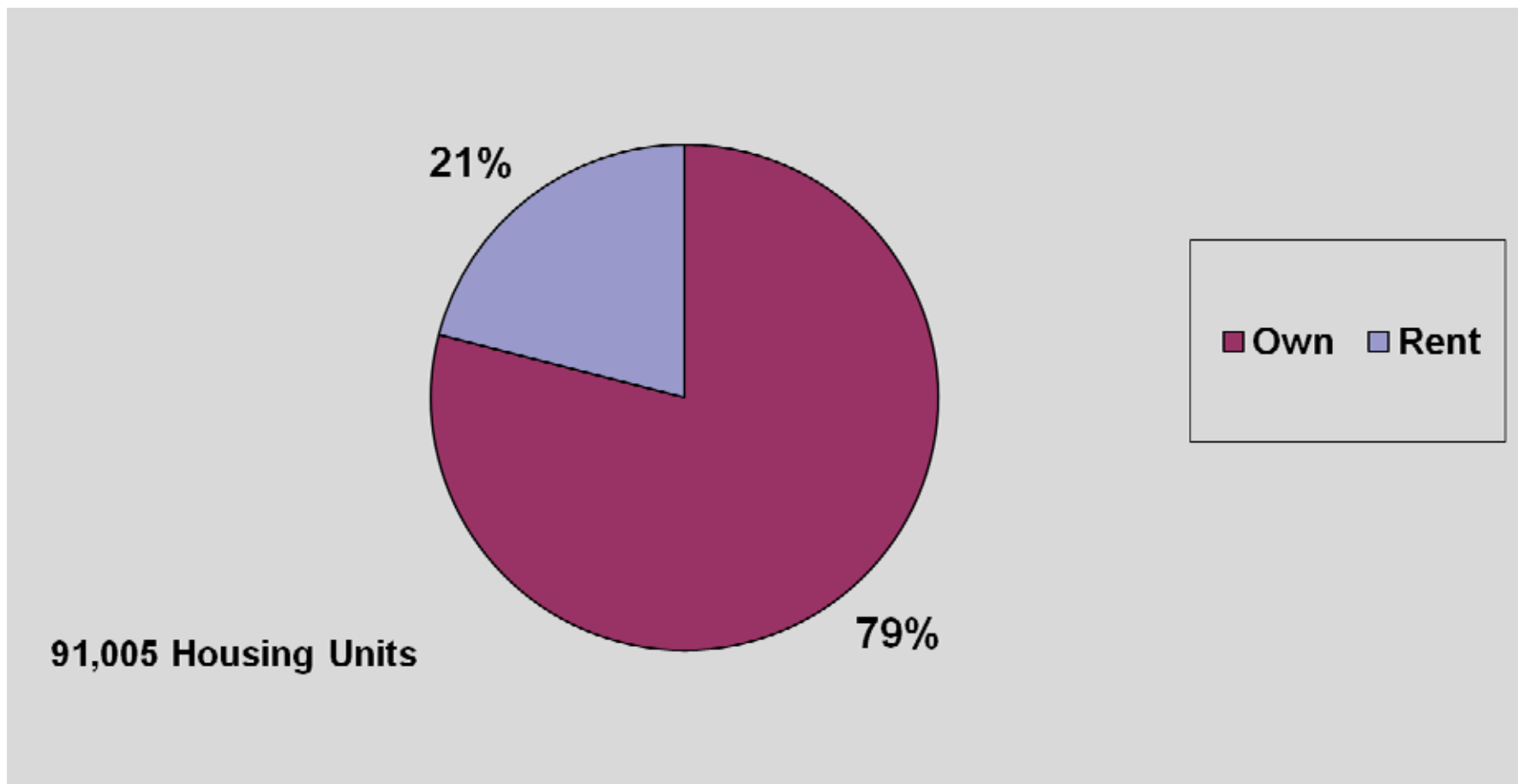
Source: RealtyTrac and BHCD Office of Research

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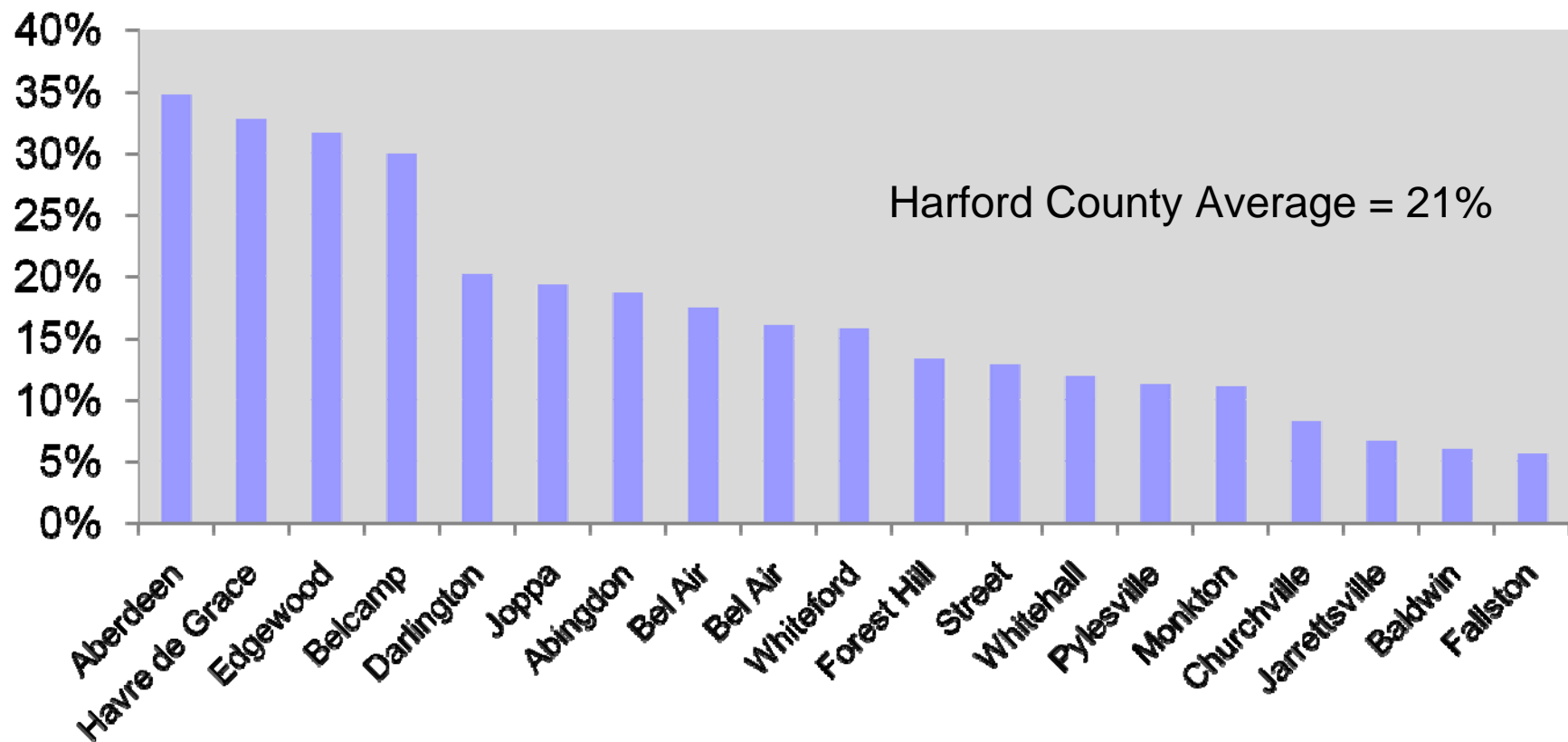


Harford County Renters

2009 Estimated Tenure of Occupied Housing Units



Harford County Percentage of Rental Occupied Housing Units



91,015 Total Housing Units
19,448 Renter Occupied Housing Units

2010 Rental Unit Affordability

Two Bedroom Unit @ Fair Market Rent

	2010 FMR 2 BR	Income Needed	Hourly Wage Needed to Afford 2 BR @ FMR	% Change Since 2000	Full Time Jobs Needed @ Minimum Wage
Anne Arundel	\$1,203	\$48,120	\$23.13	68%	3.2
Baltimore Co.	\$1,203	\$48,120	\$23.13	68%	3.2
Carroll	\$1,203	\$48,120	\$23.13	68%	3.2
Cecil	\$1,095	\$43,800	\$21.06	48%	2.9
Frederick	\$1,474	\$59,760	\$28.73	64%	4.0
Harford	\$1,203	\$48,120	\$23.13	68%	3.2
Howard	\$1,203	\$48,120	\$23.13	68%	3.2
Maryland	\$1,271	\$50,822	\$24.43	65%	3.4



Harford County 2010 Rental Affordability Factors

- \$1,203 = fair market rent for 2-bedroom apartment
- Without paying more than 30% of income on housing, a household must earn \$4,010 monthly or \$48,120 annually to afford this level of rent and utilities.
- At \$7.25 per hour, a household must include 3.2 minimum wage earners, each working 40-hours per week.