

Forest Hill 21050

ZIP code · MD · Maryland > Harford County

BALANCED MARKET

\$386K

MEDIAN SALE PRICE

-17.8%

1-YR CHANGE

244

SALES (12 MO)

\$509K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



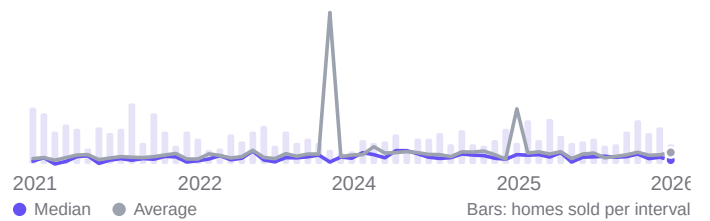
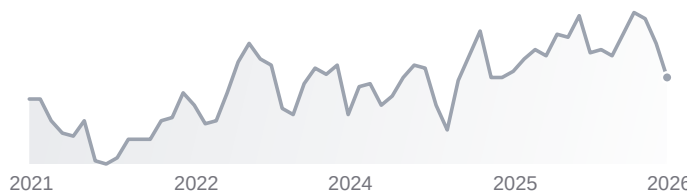
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$355K · Average \$520K

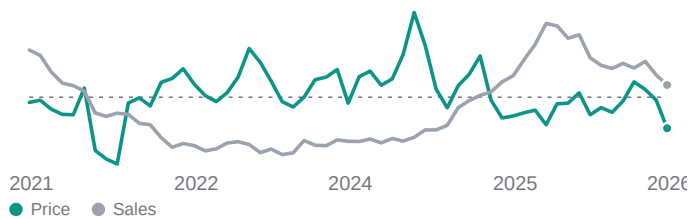


Growth (year over year)

Price -17.8% · Sales +7.0%

Price per square foot

\$225/ft²

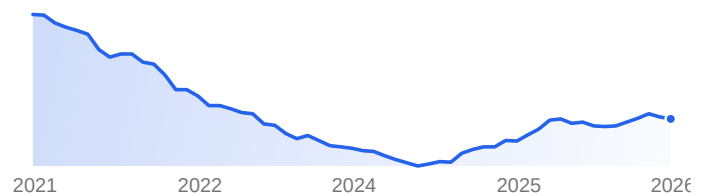
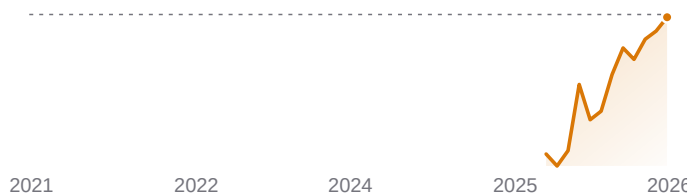


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

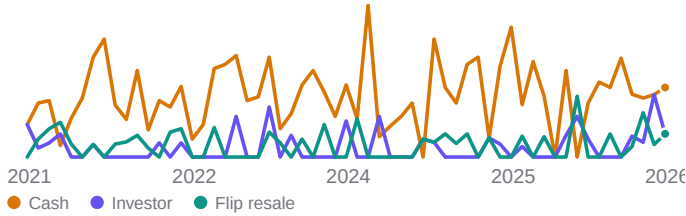
3.6%



BUYERS & OUTCOMES

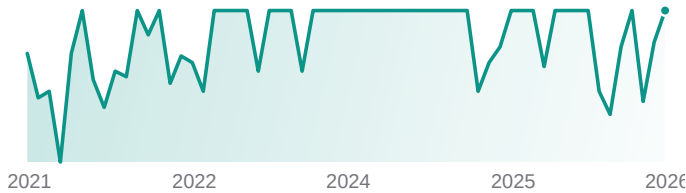
Buyer mix

Cash 21% · Investor 7.1% · Flip resale 7.1%



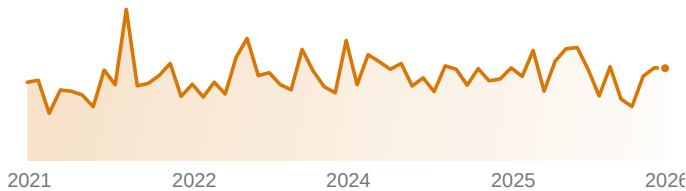
Sellers who sold at a gain

100%

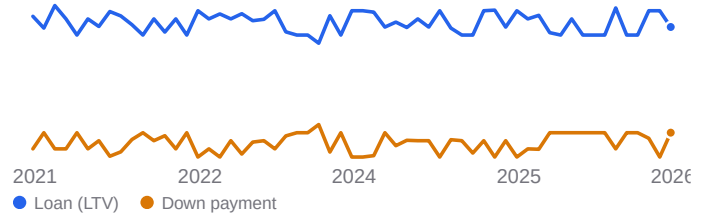


Median annualized return at resale

+4.6%

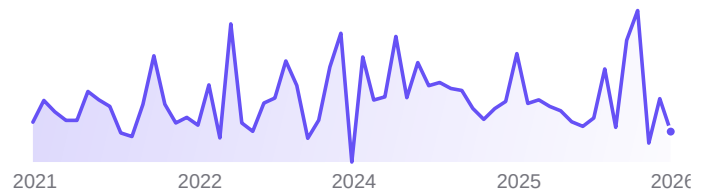


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



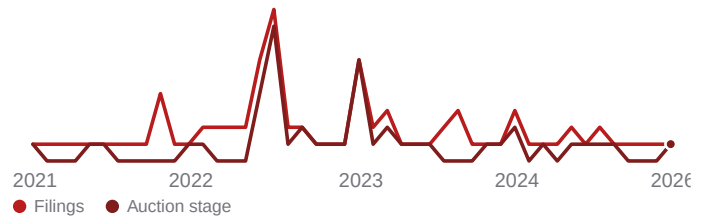
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,790
Median value (AVM)	\$509K
Median size	1,924 ft²
Median year built	1994
Single family	73%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	2.1%
Owner occupied	92%
Company owned	6.2%
Median loan-to-value	59%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	18,542
Density	651 / mi²
Median household income	\$122K
Average household income	\$141K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	51
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	4.9%
Unemployment	1.0%
Average temp	54°F
Annual precip	48 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.