

Harford Hub Newsletter



JOHN BARCZAK
REALTOR
♦
FALL 2025

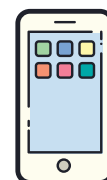
Your source for news and events in the county.



Harford County's New Emergency Alert System



As of July 2025, Harford County has a new, improved system for sending emergency messages to people who live here. This new system is called HarfordCoMD Alerts. This system will send you fast and reliable messages about important events. This includes severe weather warnings, power outages, major traffic problems, information about missing people, crime alerts, evacuations, and shelter-in-place orders. If you were signed up for the old system (Blackboard Connect), your information has been moved to the new one. However, the county recommends that everyone sign up again just to be sure. To sign up for the new alerts, simply text the words "HarfordCoMD" to 410-457-3655 or visit <https://www.smart911.com/smart911/ref/reg.action?pa=HarfordCountyAlerts>



Harford County Public School Cell Phone Rule Changes

Starting in the 2025/2026 school year, the rules for using cell phones in Harford County high schools are changing. High school students must now turn off their cell phones and keep them in their lockers all day. This is the same rule that middle schoolers already follow. Before this new rule, high schoolers just had to make sure their phones were turned off and put away during class. The school board made this change to help reduce distractions and make the classroom a better place for learning. The goal is to help students do better in their schoolwork.



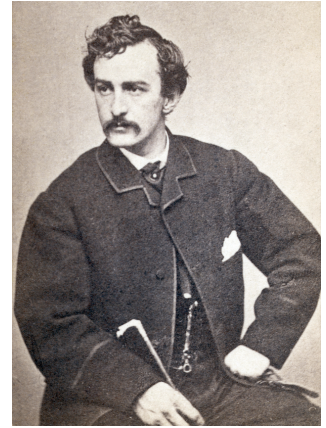
Small Business Spotlight - Natalie's Seafood Kitchen

Looking for a delicious new place to eat? You're in luck! A brand-new restaurant, Natalie's Seafood Kitchen, has just opened its doors in Fallston. Zack Trabbold, the award-winning owner and executive chef from The Local, has created a fresh take on casual seafood dining. Get ready to enjoy a fantastic menu filled with fresh and tasty seafood dishes. Whether you love shrimp, crab, or fish, there's something for everyone to enjoy. It's the perfect spot for a family dinner or a special night out with friends. Be sure to give it a try. <https://www.nataliesseafoodkitchen.com/>

Harford History - The Assassin From Bel Air

Did you know that Abraham Lincoln's assassin, John Wilkes Booth, had strong connections to Harford County? Born into a famous acting family, Booth spent a lot of his youth right here in Maryland. His father built the family's home, Tudor Hall, in Bel Air, where Booth grew up and went to school at the Bel Air Academy. He would often ride his horse from his family's farm into town. Even after becoming a touring actor, he would return to the area for visits. His deep roots in Harford County make a tragic part of American history feel very close to home. Tudor Hall is open every other Sunday for scheduled tours.

<https://spiritsoftudorhall.blogspot.com/>



Home Improvements That Actually Pay Off



Thinking about selling your home and wondering what upgrades are worth the money? The key is to focus on projects that provide the best return on investment. While major renovations like a full kitchen or bathroom remodel can be costly, often the best projects are the ones that improve a home's curb appeal and overall look. Simple things like a fresh coat of neutral paint, updated landscaping, or a new garage door can make a huge difference to a buyer. Other smart investments include replacing an old front door and making small updates to a kitchen, such as new hardware or countertops. These projects are proven to attract buyers and help your home stand out in the market.

Expansion of I-95 Express Toll Lanes

The Maryland Transportation Authority (MDTA) has been working since 2019 on a project to make the northbound express toll lanes longer. The plan is to extend them from White Marsh into Harford County. In December 2024, the reconstruction of the I-95/MD 152 interchange was finished. Now, the contractors are focused on extending the toll lanes up to MD 24. This work includes making the road wider, replacing bridges, and changing the layout of the interchange at MD 24. The entire project is expected to be finished by the fall of 2027.



Take A Hike!

Want to enjoy some fall colors this season? Try one of Harford County's many hiking trails. Some of my favorites include:

Rocks State Park / Falling Branch Area - Kilgore Falls: Take a ½-mile hike to the 2nd highest waterfall in Maryland. Reservations are required on summer weekends.

Susquehanna State Park - Lower Susquehanna Heritage Greenways Trail: Great for a leisurely bike ride or walk, the 3-mile trail runs along the Susquehanna River from the Conowingo Dam to Deer Creek.

Gunpowder Falls State Park - Jerusalem Mill Loop: This ½-mile loop starts at Jerusalem Mill Village, passes the bank barn ruins, crosses Jericho Road Bridge, and comes back to the mill along the west side of the Little Gunpowder River.

Palmer State Park - Loop Trails: This park is a hidden gem. Just off Rt 1 near Dublin, it has three loop trails that build on each other, allowing hikers options for distance and difficulty. Enjoy the meadow, woodlands, and views of Deer Creek.

Important Dates & Things To Do



HCPS Dates for Fall 2025

2 Sept: 1st Day of School for K-12
23 Sept: 3-hour Early Dismissal
2 Oct: Schools Closed
16 Oct: 3-hour Early Dismissal
17 Oct: Schools Closed
31 Oct: 3-hour Early Dismissal
6-7 Nov: Schools Closed
11 Nov: Schools Closed
26 Nov: 3-hour Early Dismissal
27-28 Nov: Schools Closed
23 Dec: 3-hour Early Dismissal
24 Dec - 2 Jan: Schools Closed

Baltimore Football Schedule



7 Sept: 8:20pm @ Buffalo
14 Sept: 1pm vs. Cleveland
22 Sept: 8:15pm vs. Detroit
28 Sept: 4:25pm @ Kansas City
5 Oct: 1pm vs. Houston
12 Oct: 1pm vs. Los Angeles
26 Oct: 1pm vs. Chicago
30 Oct: 8:15pm @ Miami
9 Nov: 1pm @ Minnesota
16 Nov: 4:25pm @ Cleveland
23 Nov: 1pm vs. New York
27 Nov: 8:20pm vs. Cincinnati
7 Dec: 1pm vs. Pittsburgh
14 Dec: 1pm @ Cincinnati
21 Dec: 1pm vs. New England



Local Wineries

Looking for a fun outdoor activity? Visit one of our area's local wineries during crush season. Harford Vineyard & Winery, Fiore Winery & Distillery, Boordy Vineyards, and Mount Felix Vineyard & Winery have a range of fun events in autumn.

Concerts & Shows

It's theater season again! Consider checking the upcoming events at Harford Community College, the HdG STAR Center, and the HdG Cultural Center at the Opera House.



Local Events for Fall 2025

21 Aug - 7 Sept: MD State Fair, Timonium
5 Sept: First Fridays Bel Air; 5-8pm
5 Sept: First Fridays Havre de Grace; 5-8pm
12-21 Sept: MD Restaurant Week
14 Sept: Bel Air Arts Festival; 9am-5pm
14 Sept: Belle Aire Market, Bel Air; 9am-2pm
20 Sept: Aberdeen Oktoberfest; Noon-8pm
26-28 Sept: MD Italian Festival, Ripken Stadium
27 Sept: Harford Co Wine Festival, Bel Air; 1-6pm
3 Oct: First Fridays Bel Air; 5-8pm
3 Oct: First Fridays Havre de Grace; 5-8pm
4 Oct: Darlington Apple Festival, Darlington
10-11 Oct: MD State BBQ Bash, Bel Air
11 Oct: Fall Harvest Festival, Steppingstone Museum
19 Oct: Belle Aire Market, Bel Air; 9am-2pm
25 Oct: Trick or Treating in Downtown Bel Air; 1-3pm
7 Nov: First Fridays Bel Air; 5-8pm
29 Nov: Belle Aire Holiday Market; 9am-Noon
6 Dec: Belle Aire Holiday Market; 9am-Noon
7 Dec: Bel Air Christmas Parade; 3:30-5pm
13 Dec: Belle Aire Holiday Market; 9am-Noon





Harford County Real Estate Snapshot

Average home value: \$420,945, up 1.3% year-over-year.

Median Sale Price: The median sale price in July 2025 was \$391,000, which is down 2.3% from the previous year.

Days on Market: Homes are selling after an average of 18 days on the market, compared to 15 days last year.

New Listings: ~272 in July, down 28% from last year.

Homes Sold: 276 homes were sold in July 2025, a slight increase of 0.7% from July 2024.

Market Snapshot: Harford County's housing market is considered a "seller's market," meaning there are more people looking to buy than there are homes available. The slight dip in sale prices and significant drop in new listings suggests constrained supply and resilient buyer interest—creating a relatively stable market with modest cooling.

Looking for answers about your home's value or what's happening in the local market? Whether you're thinking of buying, selling, or simply curious about the current conditions, I'm here to help. Please don't hesitate to reach out to me with any real estate questions you have—I'm always happy to provide a personalized, no-obligation consultation.

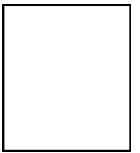


Thank you for reading!

Thinking of BUYING OR SELLING?

I CAN HELP YOU FIND YOUR DREAM HOME TODAY!

Integrity Real Estate
309A St. John Street
Havre de Grace, MD 21078



Hi family and friends,
I'm using this mailer to share some exciting news with you all. I've officially become a Realtor! I'm still serving as an Army Civilian, but I'm looking forward to bringing that same dedication and commitment to helping people with their real estate goals. If you ever have any questions about buying or selling a home, or if you know of anyone who could use a trustworthy Realtor, please keep me in mind. I'm happy to help.
Thanks, John



JOHN BARCZAK
REALTOR

443-417-5480 (John)
410-939-2333 (Integrity)

www.JohnBarczak.com
john.m.barczak@gmail.com

