

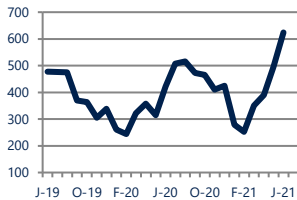


Focus On: Howard County Housing Market

June 2021

Units Sold

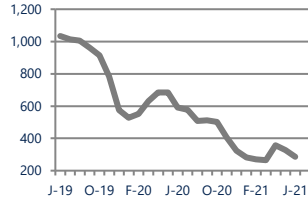
624



Up
Vs. Year Ago

Active Inventory

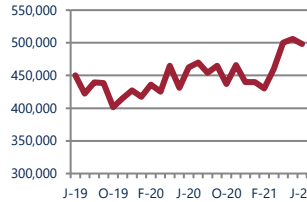
285



Down -52%
Vs. Year Ago

Median Sale Price

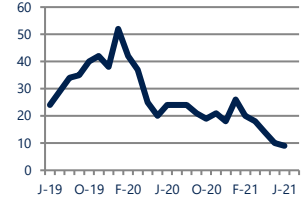
\$498,090



Up 8%
Vs. Year Ago

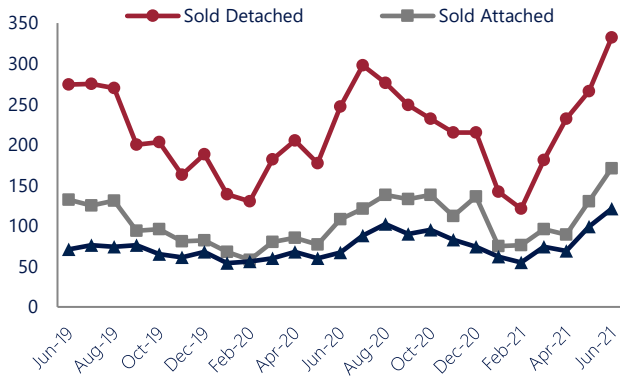
Days On Market

9



Down -63%
Vs. Year Ago

Units Sold*



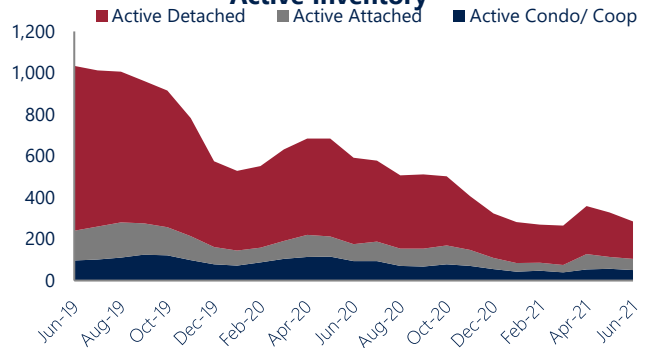
Units Sold

There was an increase in total units sold in June, with 624 sold this month in Howard County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 307 units or 52%. The total number of active inventory this June was 285 compared to 592 in June 2020. This month's total of 285 is lower than the previous month's total supply of available inventory of 328, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Howard County Homes was \$462,500. This June, the median sale price was \$498,090, an increase of 8% or \$35,590 compared to last year. The current median sold price is 2% lower than in May.

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



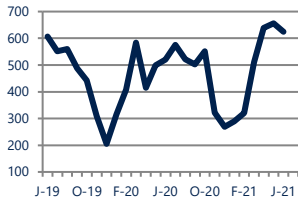
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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

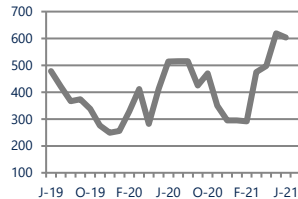
625



Up 20%
Vs. Year Ago

Current Contracts

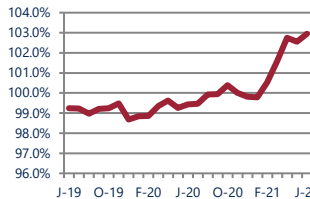
604



Up 18%
Vs. Year Ago

Sold Vs. List Price

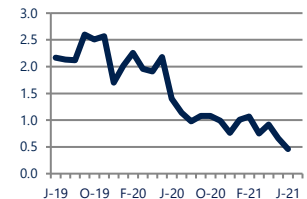
103.0%



Up 3.5%
Vs. Year Ago

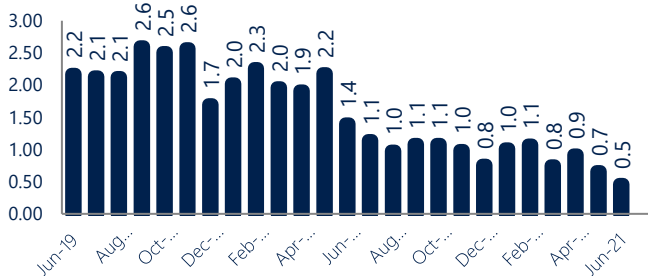
Months of Supply

0.5



Down -67%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

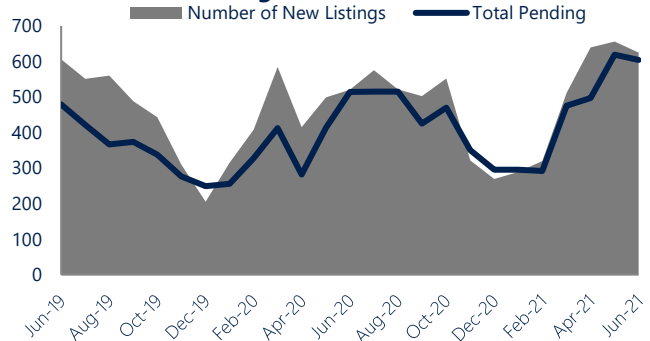
This month there were 625 homes newly listed for sale in Howard County compared to 520 in June 2020, an increase of 20%. There were 604 current contracts pending sale this June compared to 514 a year ago. The number of current contracts is 18% higher than last June.

Months of Supply

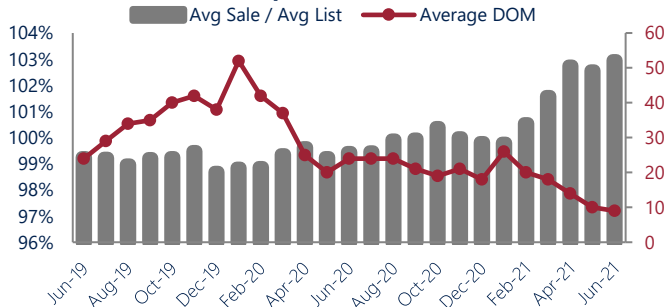
In June, there was 0.5 months of supply available in Howard County, compared to 1.4 in June 2020. That is a decrease of 67% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Howard County was 103.0% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 24, a decrease of 63%.



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