

August 2026

Howard County Association of REALTORS (HCAR)

Sold Summary

	Aug 2026	Aug 2025	% Change
Sold Dollar Volume	\$227,185,660	\$210,261,984	8.05%
Avg Sold Price	\$696,828	\$720,290	-3.26%
Median Sold Price	\$639,000	\$640,000	-0.16%
Units Sold	329	293	12.29%
Avg Days on Market	21	21	0.00%
Avg List Price for Solds	\$692,639	\$717,617	-3.48%
Avg SP to OLP Ratio	99.6%	99.3%	0.34%
Ratio of Avg SP to Avg OLP	99.1%	98.8%	0.24%
Attached Avg Sold Price	\$474,143	\$468,232	1.26%
Detached Avg Sold Price	\$868,957	\$885,480	-1.87%
Attached Units Sold	144	116	24.14%
Detached Units Sold	185	177	4.52%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Aug 2026	Aug 2025	% Change
Active Listings	475	486	-2.26%
New Listings	233	285	-18.25%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendingings	297	331	-10.27%
All Pendingings	308	385	-20.00%

Financing (Sold)

Assumption	0
Cash	54
Conventional	234
FHA	11
Other	4
Owner	0
VA	26

Days on Market (Sold)

0	5
1 to 10	161
11 to 20	48
21 to 30	33
31 to 60	48
61 to 90	17
91 to 120	5
121 to 180	5
181 to 360	6
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	1	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	4	0	0
\$150K to \$199,999	0	1	0	0	0	0	3	0	2	13
\$200K to \$299,999	1	4	0	0	0	0	15	0	9	30
\$300K to \$399,999	0	3	1	12	0	1	12	5	13	31
\$400K to \$499,999	0	1	4	15	5	7	8	10	44	26
\$500K to \$599,999	0	0	12	17	13	5	7	17	26	9
\$600K to \$799,999	2	0	14	17	36	4	6	64	36	11
\$800K to \$999,999	0	0	4	2	49	2	1	48	3	0
\$1M to \$2,499,999	0	0	0	0	42	0	0	68	0	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	3	9	35	64	147	19	52	222	133	120
Avg Sold Price	\$575,333	\$301,833	\$611,585	\$535,862	\$936,229	\$557,505	\$398,731			
Prev Year - Avg Sold Price	\$400,500	\$368,725	\$577,603	\$511,221	\$966,598	\$553,595	\$363,817			
Avg Sold % Change	43.65%	-18.14%	5.88%	4.82%	-3.14%	0.71%	9.60%			
Prev Year - # of Solds	2	4	34	55	141	21	36			

Active Detail