Local Market **Insight**

September 2026
Howard County, MD

HCAR
HOWARD COUNTY
Association of REALTORS®

New Listings 265

13.7%	-4.7%
fromAug 2026: **233**	fromSep 2025: **278**

YTD	2026	2025	+/-
	3,298	**3,393**	-2.8%

5-year Sep average: **287**

New Pendings 211

-29.0%	-28.7%
fromAug 2026: **297**	fromSep 2025: **296**

YTD	2026	2025	+/-
	2,636	**2,687**	-1.9%

5-year Sep average: **278**

Closed Sales 250

-24.0%	-19.1%
fromAug 2026: **329**	fromSep 2025: **309**

YTD	2026	2025	+/-
	2,573	**2,587**	-0.5%

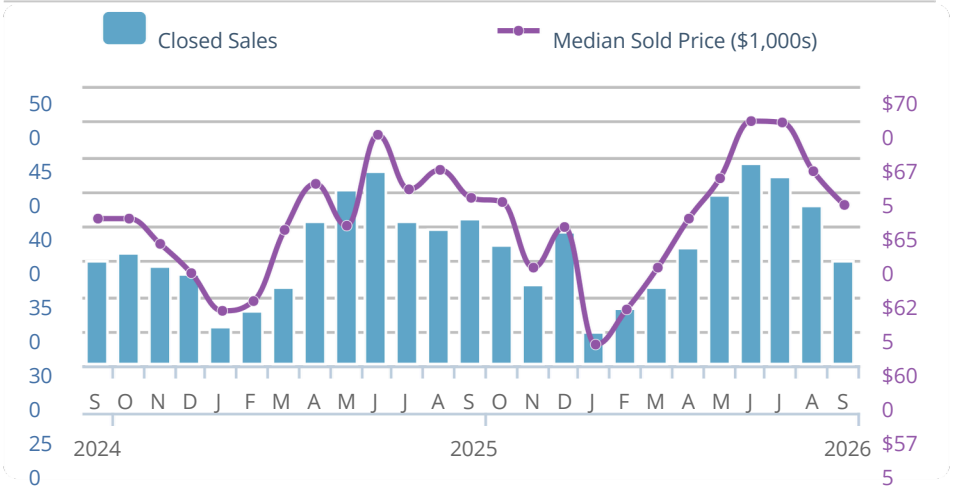
5-year Sep average: **295**

Median Sold Price $615,000

-3.8%	-0.8%
fromAug 2026: **$639,000**	fromSep 2025: **$620,000**

YTD	2026	2025	+/-
	$629,500	**$625,000**	0.7%

5-year Sep average: **$576,412**



Active Listings 587

587

Min 266 | 409 | Max 587

5-year Sep average

Aug 2026	Sep 2025
475	**513**

Avg DOM 29

29

Min 14 | 20 | Max 29

5-year Sep average

Aug 2026	Sep 2025	YTD
21	**23**	**23**

Avg Sold to OLP Ratio 98.9%

98.9%

Min 98.8% | 100.0% | Max 101.3%

5-year Sep average

Aug 2026	Sep 2025	YTD
99.6%	**98.8%**	**100.3%**

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