

Association Executive Report

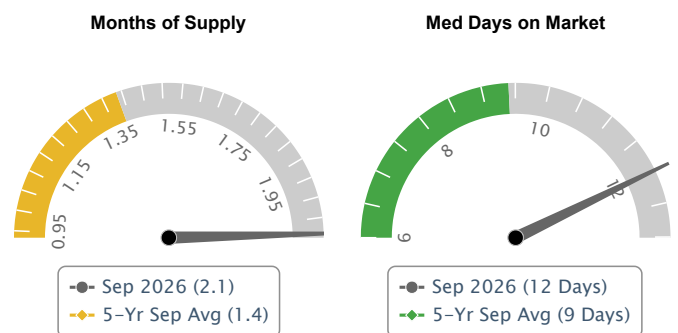
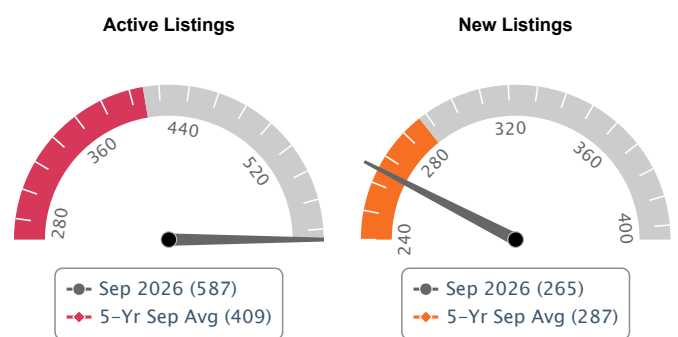
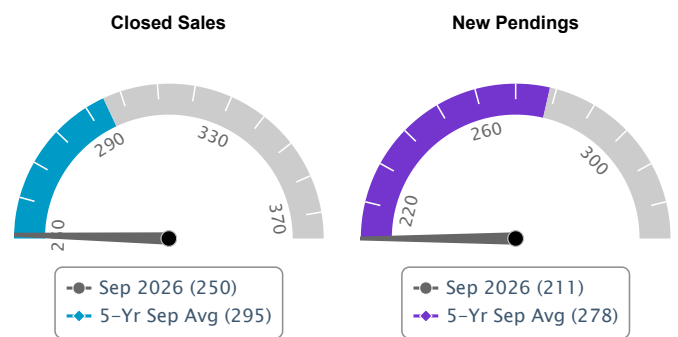
September 2026

Howard County Association of REALTORS

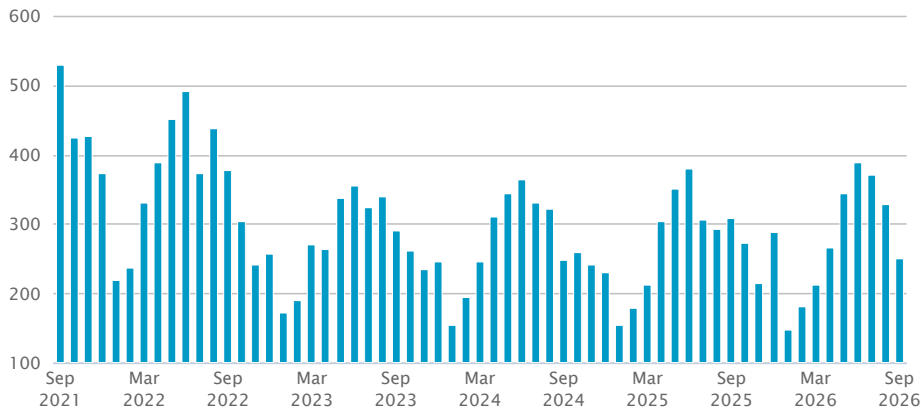
Statistic	Sep	YoY	MoM
Total Sold Dollar Volume	177,885,201	-15.3%	-21.7%
Closed Sales	250	-19.1%	-24%
Median Sold Price	\$615,000	-0.8%	-3.8%
Average Sold Price	\$711,854	+4.8%	+2.2%
Median Days on Market	12 days	-7.7%	+20%
Average Days on Market	29 days	+26.1%	+38.1%
Median Price per Sq Foot	\$250	-3.1%	-2.3%
Average Price per Sq Foot	\$257	-2.7%	-2.7%

In the Howard County Association of REALTORS (HCAR) area, the median sold price for residential properties for September was \$615,000, representing a decrease of 3.8% compared to last month and a decrease of 0.8% from Sep 2025. The average days on market for units sold in September was 29 days, 48% above the 5-year September average of 20 days. There was a 29% month over month decrease in new contract activity with 211 New Pendings; a 20.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 246; and a 23.6% increase in supply to 587 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.65 in August and a decrease from 0.65 in September 2025. The Contract Ratio is 55% lower than the 5-year September average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

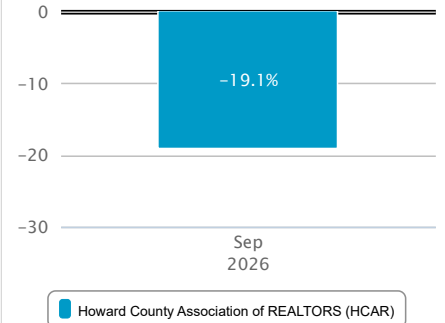


Closed Sales

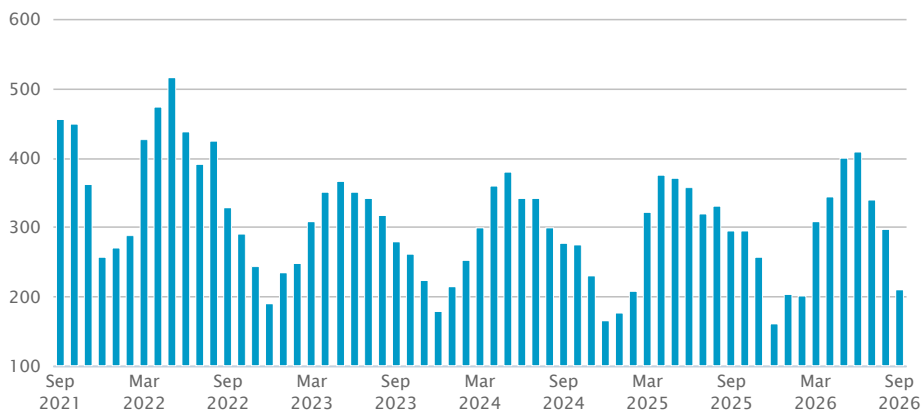


Sep 2026 vs. Sep 2025

YoY % Change

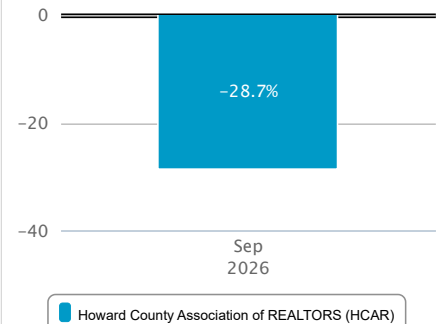


New Pendings

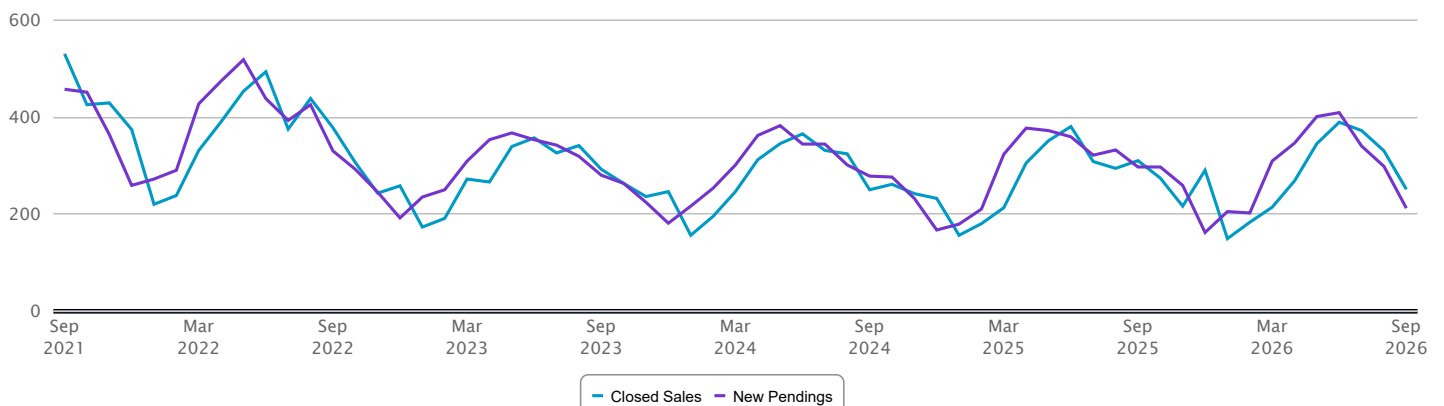


Sep 2026 vs. Sep 2025

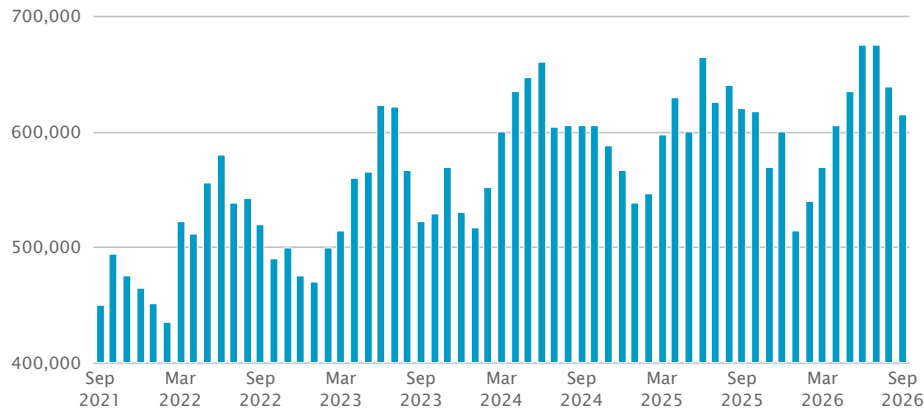
YoY % Change



Closed Sales vs. New Pendings

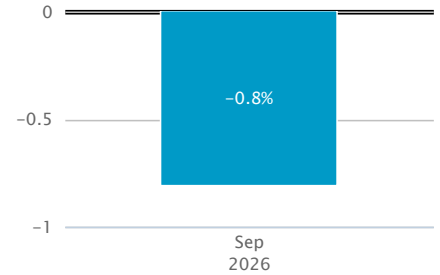


Median Sale Price



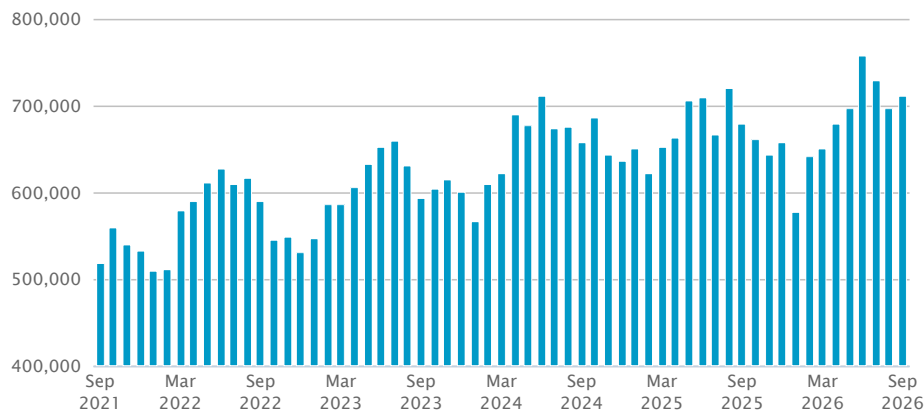
Sep 2026 vs. Sep 2025

YoY % Change



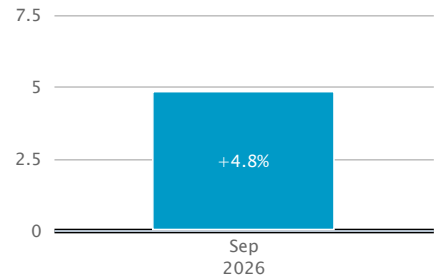
Howard County Association of REALTORS (HCAR)

Average Sale Price



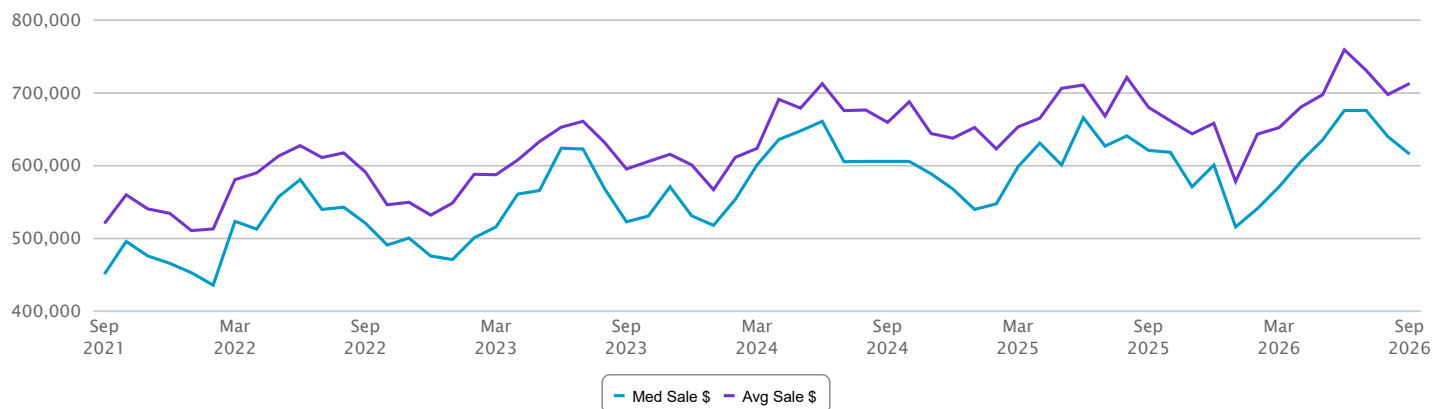
Sep 2026 vs. Sep 2025

YoY % Change

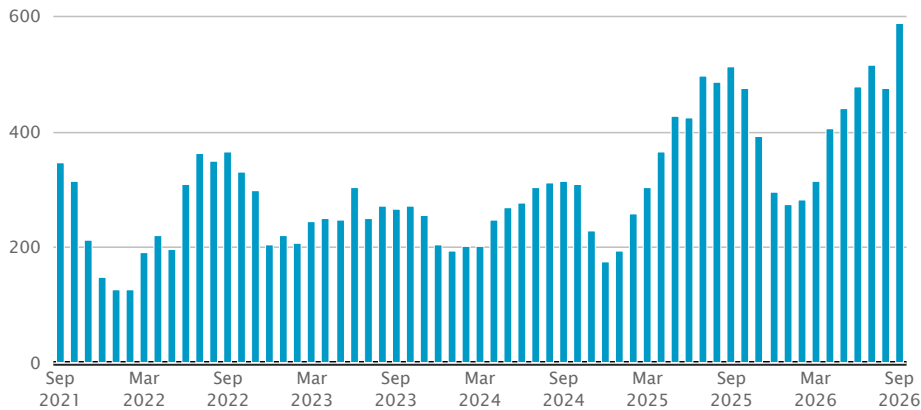


Howard County Association of REALTORS (HCAR)

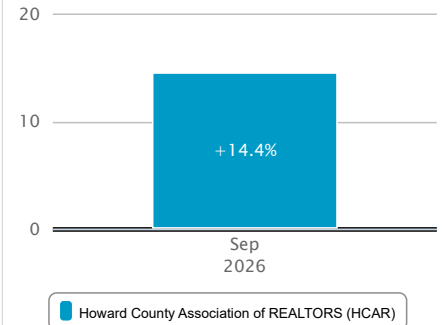
Median vs. Average Sale Price



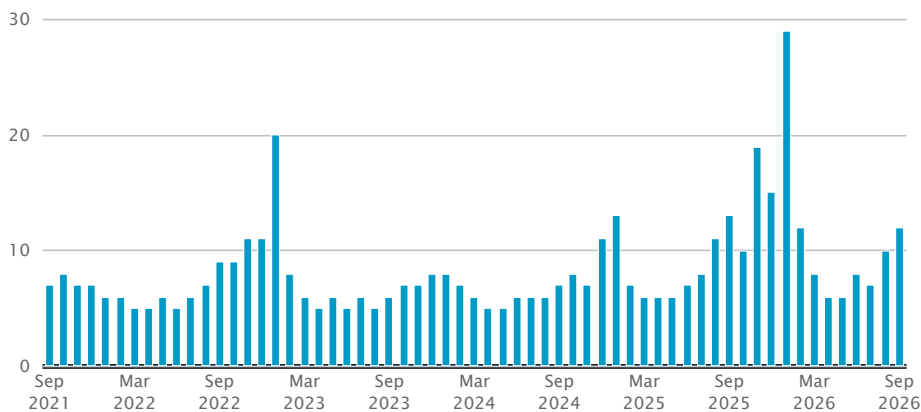
Active Listings



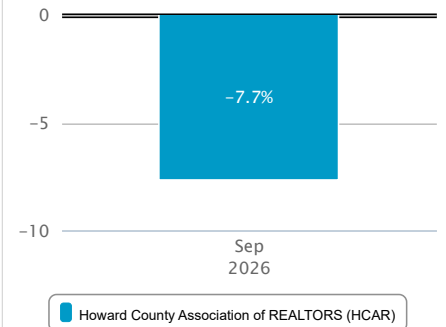
Sep 2026 vs. Sep 2025 YoY % Change



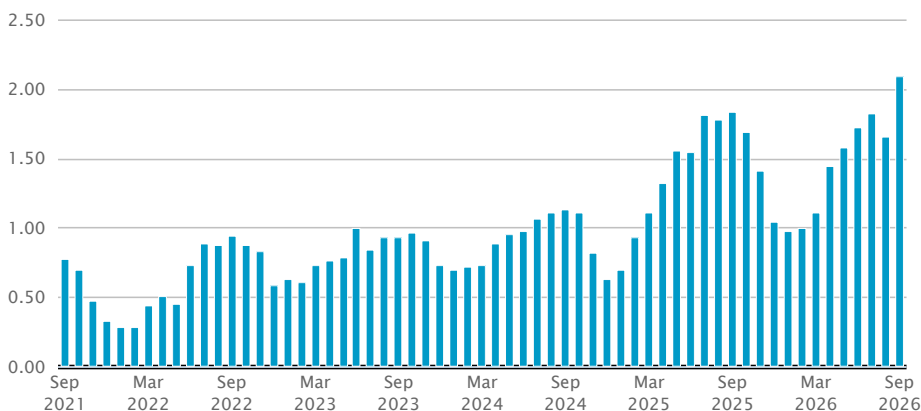
Median Days on Market



Sep 2026 vs. Sep 2025 YoY % Change



Months of Supply



Sep 2026 vs. Sep 2025 YoY % Change

