

December 2025

Howard County Association of REALTORS (HCAR)

Sold Summary

	Dec 2025	Dec 2024	% Change
Sold Dollar Volume	\$190,090,439	\$146,844,698	29.45%
Avg Sold Price	\$657,138	\$636,809	3.19%
Median Sold Price	\$599,950	\$566,960	5.82%
Units Sold	289	231	25.11%
Avg Days on Market	31	24	29.17%
Avg List Price for Solds	\$660,036	\$635,691	3.83%
Avg SP to OLP Ratio	98.2%	99.4%	-1.22%
Ratio of Avg SP to Avg OLP	97.7%	98.8%	-1.02%
Attached Avg Sold Price	\$457,762	\$465,815	-1.73%
Detached Avg Sold Price	\$851,053	\$784,361	8.50%
Attached Units Sold	142	107	32.71%
Detached Units Sold	147	124	18.55%

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

	Dec 2025	Dec 2024	% Change
Active Listings	295	176	67.61%
New Listings	92	113	-18.58%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	161	166	-3.01%
All Pendings	202	256	-21.09%

Financing (Sold)

Assumption	0
Cash	40
Conventional	209
FHA	19
Other	6
Owner	0
VA	13

Days on Market (Sold)

0	8
1 to 10	117
11 to 20	37
21 to 30	24
31 to 60	48
61 to 90	20
91 to 120	14
121 to 180	14
181 to 360	4
361 to 720	3
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	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	1	0
\$150K to \$199,999	0	2	0	0	0	0	2	1	1	2
\$200K to \$299,999	0	6	0	2	0	0	15	1	2	18
\$300K to \$399,999	0	5	2	12	0	1	13	3	9	17
\$400K to \$499,999	0	0	3	22	2	7	7	10	29	30
\$500K to \$599,999	0	0	11	12	12	6	2	18	14	3
\$600K to \$799,999	0	0	9	14	39	5	3	35	14	6
\$800K to \$999,999	0	0	2	3	36	2	0	24	5	1
\$1M to \$2,499,999	0	0	0	1	30	0	0	44	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	13	27	66	120	21	42	143	75	77
Avg Sold Price	\$0	\$279,609	\$586,851	\$524,782	\$910,998	\$560,952	\$355,992			
Prev Year - Avg Sold Price	\$360,000	\$406,000	\$573,864	\$520,130	\$850,869	\$511,859	\$382,727			
Avg Sold % Change	0.00%	-31.13%	2.26%	0.89%	7.07%	9.59%	-6.99%			
Prev Year - # of Solds	1	5	28	46	95	19	37			

Active Detail