Local Market **Insight**

February 2026

HowardCountyAssociation of REALTORS (HCAR)

HCAR HOWARD COUNTY Association of REALTORS®

New Listings 144

-10.6% fromJan 2026: **161**

-33.6% fromFeb 2025: **217**

YTD	2026	2025	+/-
	377	**425**	-11.3%

5-year Feb average: **224**

New Pendings 201

-1.5% fromJan 2026: **204**

-3.8% fromFeb 2025: **209**

YTD	2026	2025	+/-
	399	**379**	5.3%

5-year Feb average: **240**

Closed Sales 182

23.0% fromJan 2026: **148**

1.7% fromFeb 2025: **179**

YTD	2026	2025	+/-
	334	**335**	-0.3%

5-year Feb average: **196**

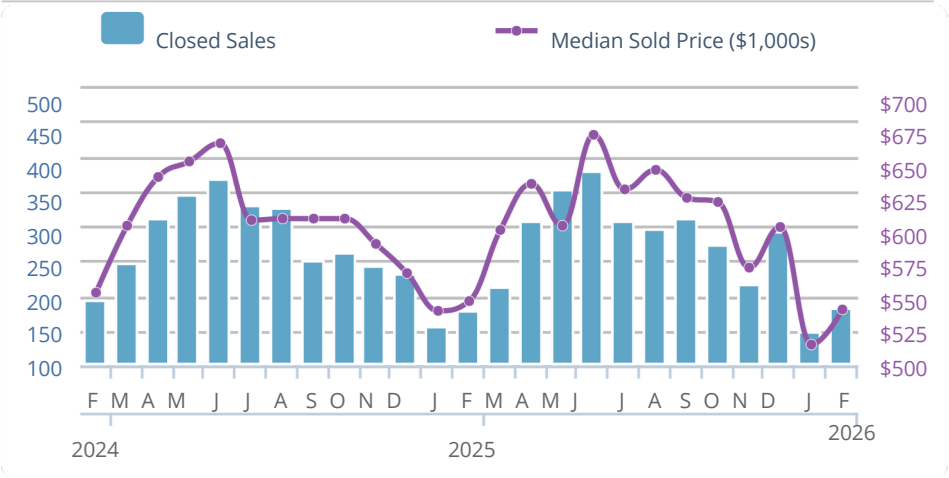
Median Sold Price $540,000

4.9% fromJan 2026: **$515,000**

-1.2% fromFeb 2025: **$546,500**

YTD	2026	2025	+/-
	$530,000	**$539,000**	-1.7%

5-year Feb average: **$514,800**



Active Listings 283

Min 127 | 5-year Feb average 216 | Max 283 | 283

Jan 2026	Feb 2025
275	**259**

Avg DOM 34

Min 21 | 5-year Feb average 26 | Max 34 | 34

Jan 2026	Feb 2025	YTD
38	**21**	**36**

Avg Sold to OLP Ratio 98.9%

Min 98.9% | 5-year Feb average 100.6% | Max 102.8% | 98.9%

Jan 2026	Feb 2025	YTD
97.8%	**101.0%**	**98.5%**

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