

August 2025

Howard County Association of REALTORS (HCAR)

Sold Summary

	Aug 2025	Aug 2024	% Change
Sold Dollar Volume	\$210,261,984	\$214,057,495	-1.77%
Avg Sold Price	\$720,290	\$675,445	6.64%
Median Sold Price	\$640,000	\$605,000	5.79%
Units Sold	293	323	-9.29%
Avg Days on Market	21	15	40.00%
Avg List Price for Solds	\$717,617	\$662,716	8.28%
Avg SP to OLP Ratio	99.3%	101.3%	-1.95%
Ratio of Avg SP to Avg OLP	98.8%	101.3%	-2.42%
Attached Avg Sold Price	\$468,232	\$471,421	-0.68%
Detached Avg Sold Price	\$885,480	\$835,508	5.98%
Attached Units Sold	116	142	-18.31%
Detached Units Sold	177	181	-2.21%

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 2025	Aug 2024	% Change
Active Listings	486	313	55.27%
New Listings	285	277	2.89%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	331	300	10.33%
All Pendings	385	360	6.94%

Financing (Sold)

Assumption	0
Cash	45
Conventional	196
FHA	18
Other	6
Owner	0
VA	26

Days on Market (Sold)

0	6
1 to 10	138
11 to 20	39
21 to 30	33
31 to 60	42
61 to 90	24
91 to 120	6
121 to 180	4
181 to 360	1
361 to 720	0
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	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	3	1	0	1
\$200K to \$299,999	0	2	1	1	0	0	11	0	3	18
\$300K to \$399,999	1	0	0	6	0	2	9	4	13	20
\$400K to \$499,999	1	1	9	23	1	10	8	14	38	28
\$500K to \$599,999	0	1	9	12	13	3	2	36	20	12
\$600K to \$799,999	0	0	12	12	45	5	3	70	29	11
\$800K to \$999,999	0	0	3	1	35	0	0	61	5	0
\$1M to \$2,499,999	0	0	0	0	45	1	0	92	2	0
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	2	4	34	55	141	21	36	286	110	90
Avg Sold Price	\$400,500	\$368,725	\$577,603	\$511,221	\$966,598	\$553,595	\$363,817			
Prev Year - Avg Sold Price	\$377,500	\$365,158	\$560,289	\$530,038	\$894,823	\$544,793	\$381,166			
Avg Sold % Change	6.09%	0.98%	3.09%	-3.55%	8.02%	1.62%	-4.55%			
Prev Year - # of Solds	2	12	29	61	150	24	45			

Active Detail