

September 2025

Howard County Association of REALTORS (HCAR)

Sold Summary

| | Sep 2025 | Sep 2024 | % Change |
|----------------------------|---------------|---------------|----------|
| Sold Dollar Volume | \$210,036,311 | \$160,654,704 | 30.74% |
| Avg Sold Price | \$679,111 | \$658,405 | 3.14% |
| Median Sold Price | \$620,000 | \$605,000 | 2.48% |
| Units Sold | 309 | 249 | 24.10% |
| Avg Days on Market | 23 | 16 | 43.75% |
| Avg List Price for Solds | \$679,729 | \$650,423 | 4.51% |
| Avg SP to OLP Ratio | 98.8% | 100.8% | -2.01% |
| Ratio of Avg SP to Avg OLP | 98.0% | 100.5% | -2.51% |
| Attached Avg Sold Price | \$469,225 | \$440,266 | 6.58% |
| Detached Avg Sold Price | \$833,578 | \$854,730 | -2.47% |
| Attached Units Sold | 131 | 117 | 11.97% |
| Detached Units Sold | 178 | 132 | 34.85% |

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

| | Sep 2025 | Sep 2024 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 513 | 314 | 63.38% |
| New Listings | 278 | 248 | 12.10% |
| New Under Contracts | 0 | 0 | 0% |
| New Contingents | 0 | 0 | 0% |
| New Pendings | 296 | 277 | 6.86% |
| All Pendings | 335 | 370 | -9.46% |

Financing (Sold)

| | |
|--------------|-----|
| Assumption | 0 |
| Cash | 42 |
| Conventional | 222 |
| FHA | 16 |
| Other | 5 |
| Owner | 0 |
| VA | 24 |

Days on Market (Sold)

| | |
|------------|-----|
| 0 | 6 |
| 1 to 10 | 132 |
| 11 to 20 | 50 |
| 21 to 30 | 28 |
| 31 to 60 | 56 |
| 61 to 90 | 18 |
| 91 to 120 | 13 |
| 121 to 180 | 4 |
| 181 to 360 | 2 |
| 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 | 2 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 2 | 1 | 2 |
| \$200K to \$299,999 | 0 | 3 | 0 | 0 | 0 | 0 | 8 | 0 | 9 | 23 |
| \$300K to \$399,999 | 1 | 2 | 2 | 4 | 0 | 0 | 27 | 4 | 18 | 22 |
| \$400K to \$499,999 | 0 | 3 | 4 | 24 | 4 | 4 | 10 | 10 | 42 | 39 |
| \$500K to \$599,999 | 3 | 0 | 15 | 11 | 10 | 6 | 3 | 30 | 23 | 12 |
| \$600K to \$799,999 | 1 | 1 | 7 | 6 | 48 | 9 | 5 | 75 | 33 | 8 |
| \$800K to \$999,999 | 0 | 0 | 3 | 2 | 47 | 1 | 1 | 60 | 3 | 1 |
| \$1M to \$2,499,999 | 1 | 0 | 0 | 0 | 29 | 0 | 0 | 83 | 1 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 7 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Total | 6 | 9 | 32 | 47 | 140 | 20 | 55 | 276 | 130 | 107 |
| Avg Sold Price | \$654,681 | \$381,271 | \$589,620 | \$511,879 | \$897,007 | \$604,385 | \$398,018 | | | |
| Prev Year - Avg Sold Price | \$506,666 | \$346,527 | \$608,396 | \$494,342 | \$910,532 | \$559,000 | \$369,120 | | | |
| Avg Sold % Change | 29.21% | 10.03% | -3.09% | 3.55% | -1.49% | 8.12% | 7.83% | | | |
| Prev Year - # of Solds | 3 | 4 | 21 | 49 | 108 | 12 | 52 | | | |

Active Detail