

February 2026

Howard County Association of REALTORS (HCAR)

Sold Summary

	Feb 2026	Feb 2025	% Change
Sold Dollar Volume	\$115,849,142	\$109,050,289	6.23%
Avg Sold Price	\$642,275	\$622,062	3.25%
Median Sold Price	\$540,000	\$546,500	-1.19%
Units Sold	182	179	1.68%
Avg Days on Market	34	21	61.90%
Avg List Price for Solds	\$640,050	\$609,219	5.06%
Avg SP to OLP Ratio	98.9%	101.0%	-2.01%
Ratio of Avg SP to Avg OLP	98.6%	101.4%	-2.75%
Attached Avg Sold Price	\$432,064	\$488,776	-11.60%
Detached Avg Sold Price	\$841,183	\$811,185	3.70%
Attached Units Sold	89	105	-15.24%
Detached Units Sold	93	74	25.68%

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

	Feb 2026	Feb 2025	% Change
Active Listings	283	259	9.27%
New Listings	144	217	-33.64%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	201	209	-3.83%
All Pendings	254	278	-8.63%

Financing (Sold)

Assumption	0
Cash	28
Conventional	116
FHA	11
Other	7
Owner	0
VA	19

Days on Market (Sold)

0	5
1 to 10	81
11 to 20	17
21 to 30	10
31 to 60	19
61 to 90	25
91 to 120	7
121 to 180	15
181 to 360	3
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	1	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	3	0	0
\$200K to \$299,999	1	1	0	0	1	0	8	1	4	28
\$300K to \$399,999	1	6	2	8	1	0	14	2	5	17
\$400K to \$499,999	0	0	4	11	3	4	12	9	26	20
\$500K to \$599,999	1	0	3	8	5	3	4	12	11	5
\$600K to \$799,999	1	0	7	3	26	2	3	27	16	11
\$800K to \$999,999	1	0	1	0	15	1	0	29	4	1
\$1M to \$2,499,999	0	0	0	0	16	0	0	43	1	0
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	7	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5</b>	<b>7</b>	<b>18</b>	<b>30</b>	<b>70</b>	<b>10</b>	<b>42</b>	<b>134</b>	<b>67</b>	<b>82</b>
Avg Sold Price	\$559,600	\$361,650	\$538,305	\$463,083	\$939,179	\$554,490	\$390,819			
Prev Year - Avg Sold Price	\$971,323	\$341,000	\$827,800	\$550,113	\$803,340	\$684,153	\$377,862			
Avg Sold % Change	-42.39%	6.06%	-34.97%	-15.82%	16.91%	-18.95%	3.43%			
Prev Year - # of Solds	2	6	10	44	62	14	41			

Active Detail