

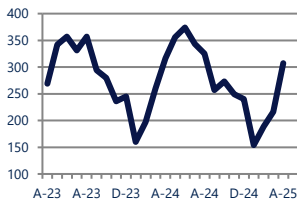
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HOWARD COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

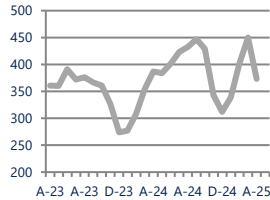
307



Down -3%
Vs. Year Ago

Active Inventory

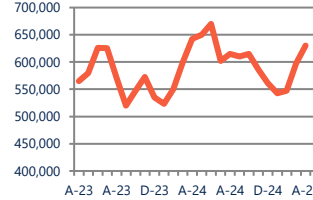
373



Down -4%
Vs. Year Ago

Median Sale Price

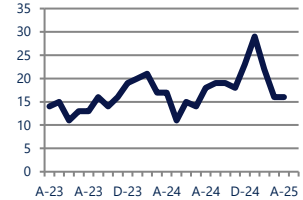
\$630,000



Down -2%
Vs. Year Ago

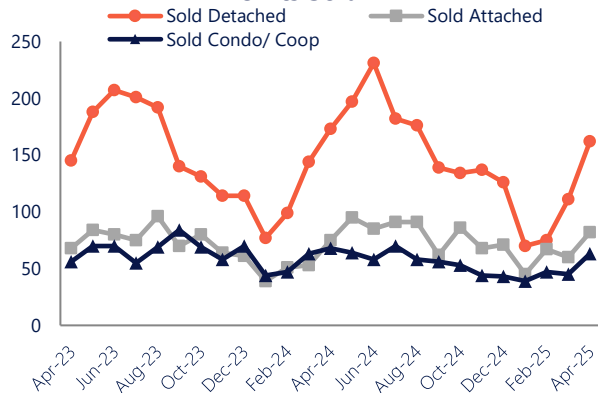
Days On Market

16



Down -6%
Vs. Year Ago

Units Sold*



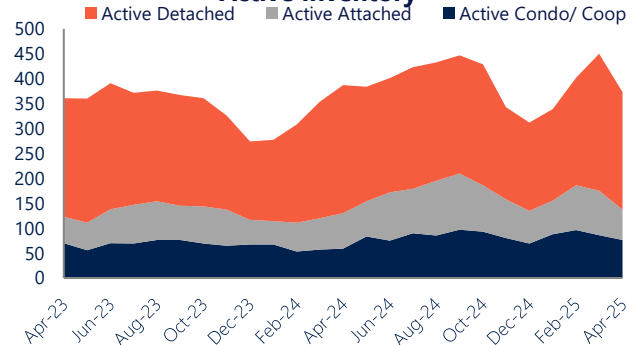
Units Sold

There was an increase in total units sold in April, with 307 sold this month in Howard County. This month's total units sold was lower than at this time last year.

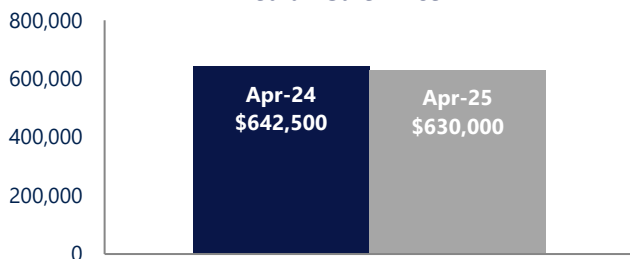
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 4%. The total number of active inventory this April was 373 compared to 387 in April 2024. This month's total of 373 is lower than the previous month's total supply of available inventory of 450, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Howard County Homes was \$642,500. This April, the median sale price was \$630,000, a decrease of 2% or \$12,500 compared to last year. The current median sold price is 5% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

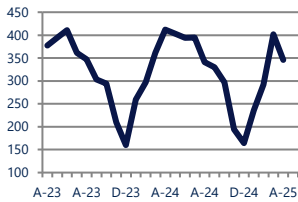
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HOWARD COUNTY HOUSING MARKET**

APRIL 2025

New Listings

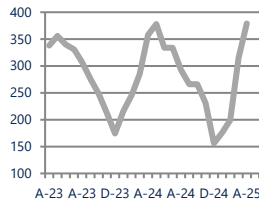
346



Down -16%
Vs. Year Ago

Current Contracts

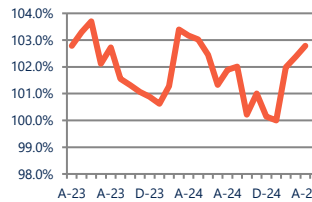
379



Up 6%
Vs. Year Ago

Sold Vs. List Price

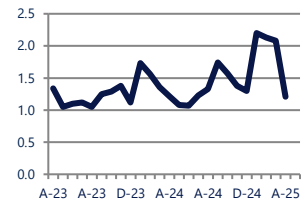
102.8%



No Change
Vs. Year Ago

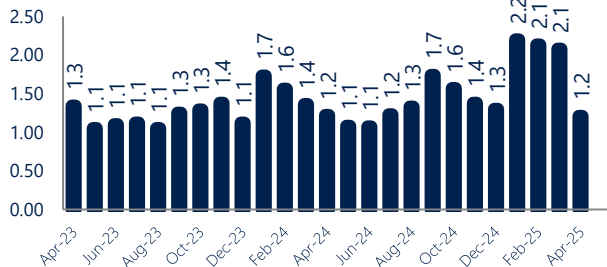
Months of Supply

1.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

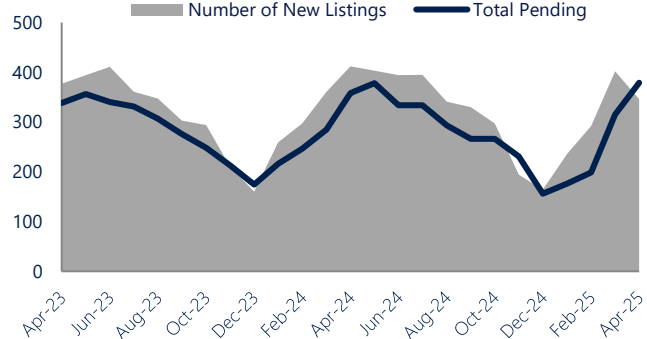
In April, there was 1.2 months of supply available in Howard County. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

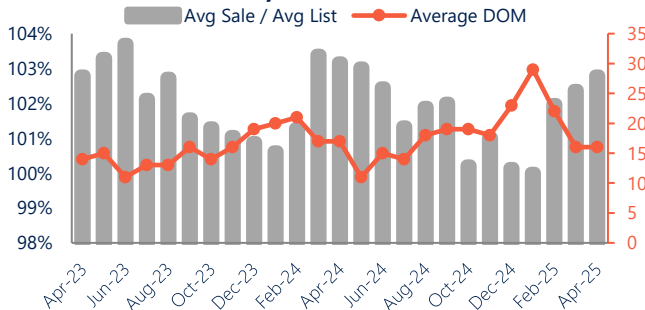
New Listings & Current Contracts

This month there were 346 homes newly listed for sale in Howard County compared to 412 in April 2024, a decrease of 16%. There were 379 current contracts pending sale this April compared to 358 a year ago. The number of current contracts is 6% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Howard County was 102.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 17, a decrease of 6%.