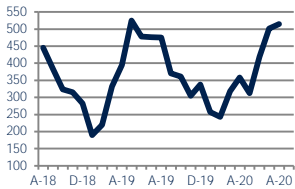


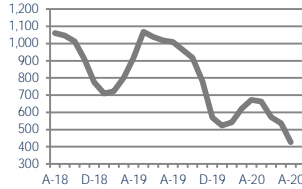


Units Sold
515



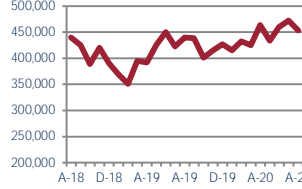
Up 8%
Vs. Year Ago

Active Inventory
426



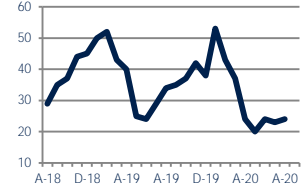
Down -58%
Vs. Year Ago

Median Sale Price
\$453,000



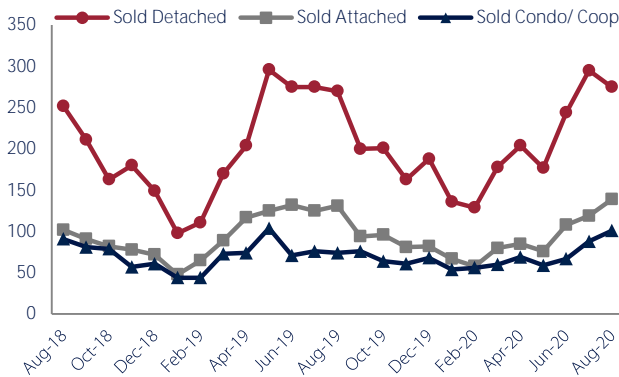
Up 3%
Vs. Year Ago

Days On Market
24



Down -29%
Vs. Year Ago

Units Sold*



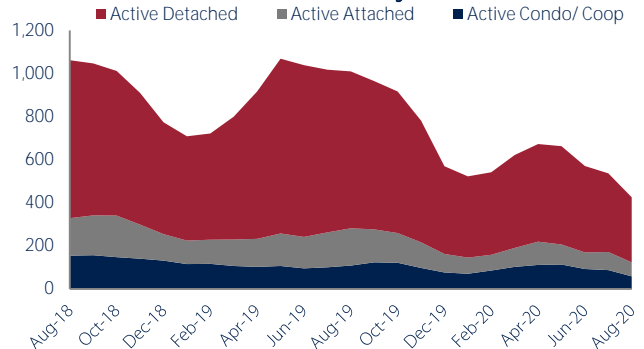
Units Sold

There was an increase in total units sold in August, with 515 sold this month in Howard County versus 502 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 8% versus August 2019.

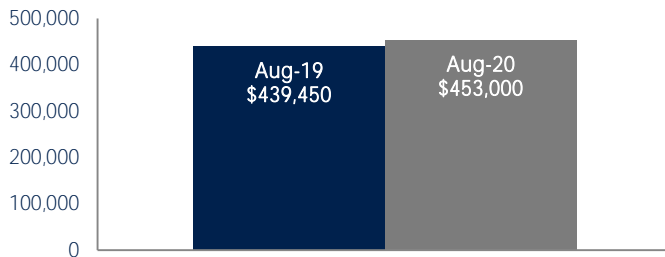
Active Inventory

Versus last year, the total number of homes available this month is lower by 584 units or 58%. The total number of active inventory this August was 426 compared to 1,010 in August 2019. This month's total of 426 is lower than the previous month's total supply of available inventory of 537, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

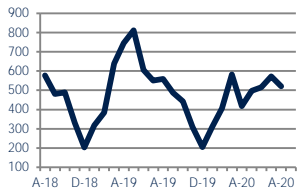
Last August, the median sale price for Howard County Homes was \$439,450. This August, the median sale price was \$453,000, an increase of 3% or \$13,550 compared to last year. The current median sold price is 4% lower than in July.

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



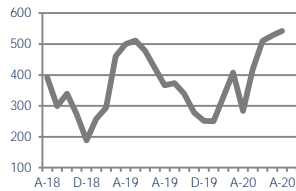
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

New Listings
521



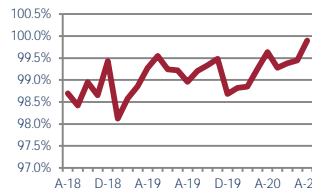
Down -7%
Vs. Year Ago

Current Contracts
542



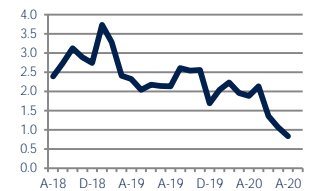
Up 48%
Vs. Year Ago

Sold Vs. List Price
99.9%



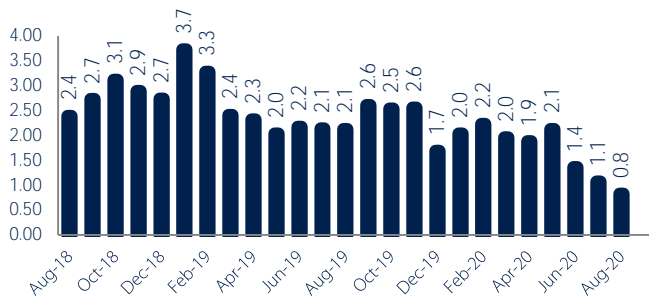
Up 0.9%
Vs. Year Ago

Months of Supply
0.8



Down -61%
Vs. Year Ago

Months Of Supply



Months of Supply

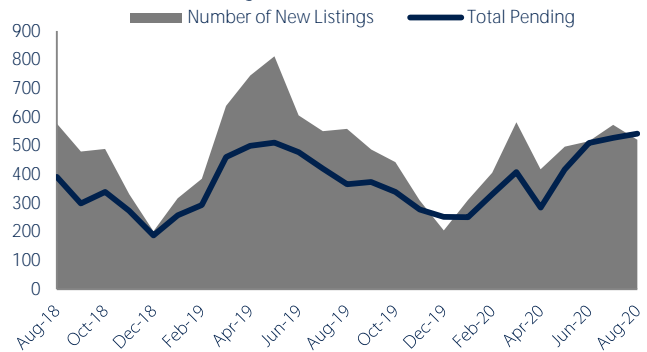
In August, there was 0.8 months of supply available in Howard County, compared to 2.1 in August 2019. That is a decrease of 61% versus a year ago.

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.

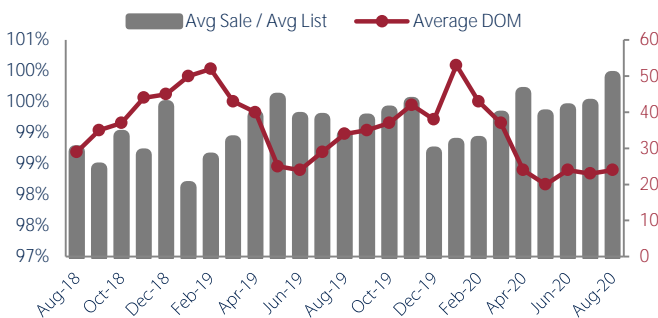
New Listings & Current Contracts

This month there were 521 homes newly listed for sale in Howard County compared to 559 in August 2019, a decrease of 7%. There were 542 current contracts pending sale this August compared to 366 a year ago. The number of current contracts is 48% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Howard County was 99.9% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 34, a decrease of 29%.



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