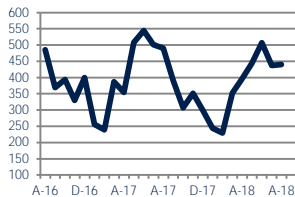


**Units Sold**

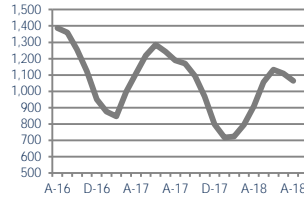
440



Down -10%  
Vs. Year Ago

**Active Inventory**

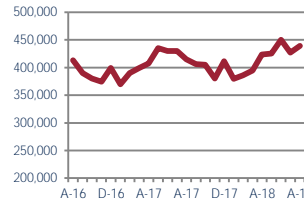
1,065



Down -11%  
Vs. Year Ago

**Median Sale Price**

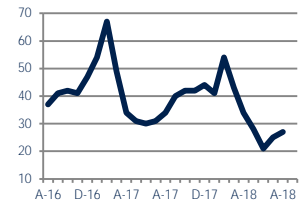
\$439,500



Up 6%  
Vs. Year Ago

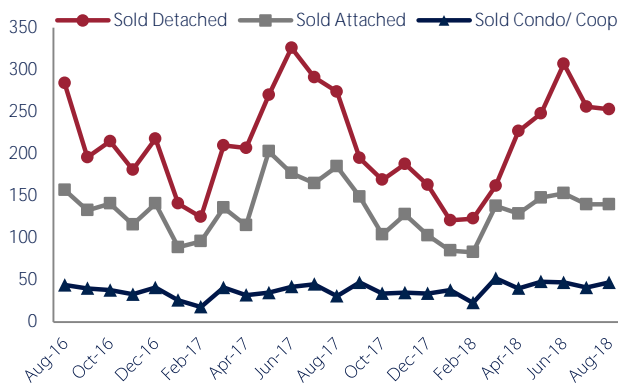
**Days On Market**

27



Down -21%  
Vs. Year Ago

**Units Sold\***



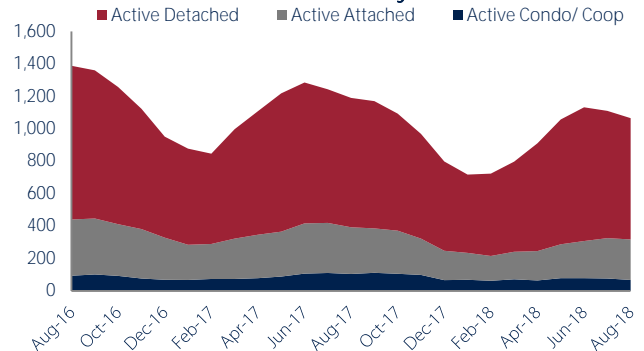
**Units Sold**

There was an increase in total units sold in August, with 440 sold this month in Howard County versus 437 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 10% versus August 2017.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 125 units or 11%. The total number of active inventory this August was 1,065 compared to 1,190 in August 2017. This month's total of 1,065 is lower than the previous month's total supply of available inventory of 1,110, a decrease of 4%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last August, the median sale price for Howard County Homes was \$415,000. This August, the median sale price was \$439,500, an increase of 6% or \$24,500 compared to last year. The current median sold price is 3% higher 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.

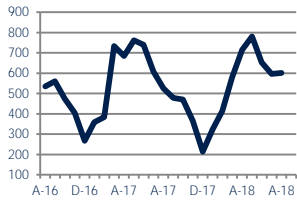


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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 MRIS or Long & Foster Real Estate, Inc.



**New Listings**

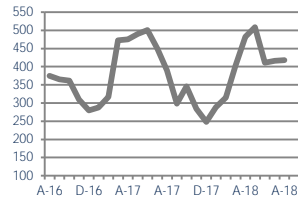
601



Up 14%  
Vs. Year Ago

**Current Contracts**

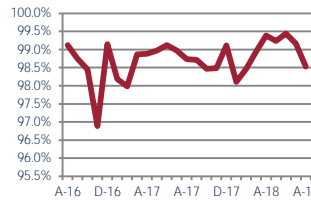
418



Up 7%  
Vs. Year Ago

**Sold Vs. List Price**

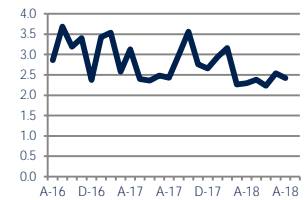
98.5%



No Change  
Vs. Year Ago

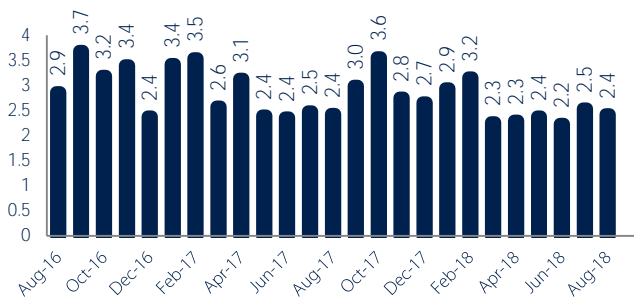
**Months of Supply**

2.4



No Change  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

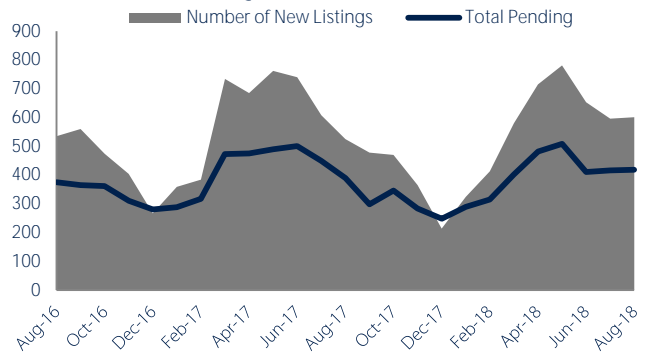
In August, there was 2.4 months of supply available in Howard County. The amount of supply is similar compared to a year ago.

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.

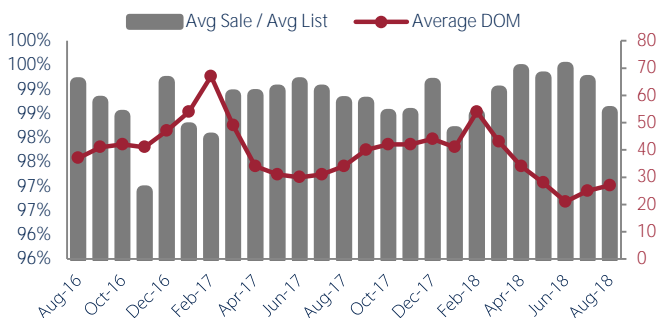
**New Listings & Current Contracts**

This month there were 601 homes newly listed for sale in Howard County compared to 525 in August 2017, an increase of 14%. There were 418 current contracts pending sale this August compared to 390 a year ago. The number of current contracts remained stable as compared to 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 98.5% 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 27, lower than the average last year, which was 34, a decrease of 21%.



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