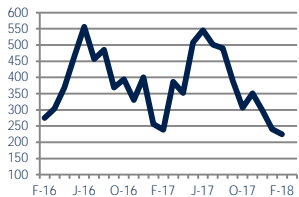




Units Sold

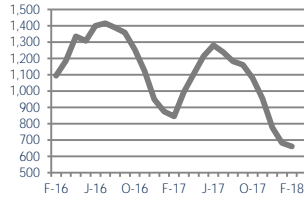
225



Down -6%
Vs. Year Ago

Active Inventory

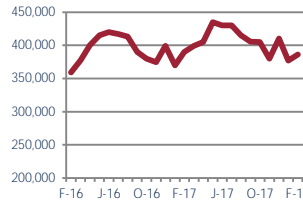
661



Down -22%
Vs. Year Ago

Median Sale Price

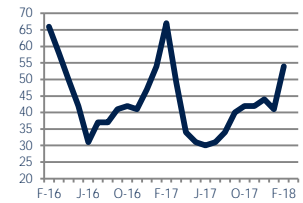
\$386,000



Down -1%
Vs. Year Ago

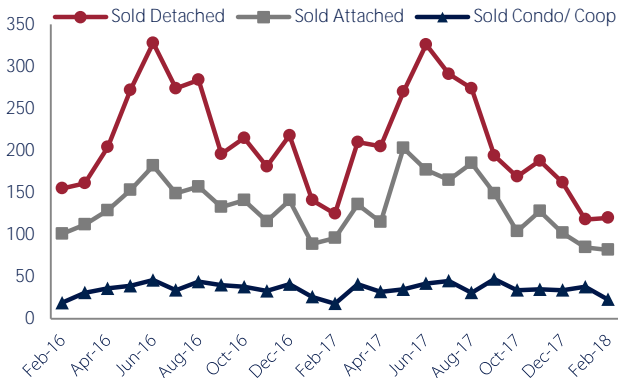
Days On Market

54



Down -19%
Vs. Year Ago

Units Sold*



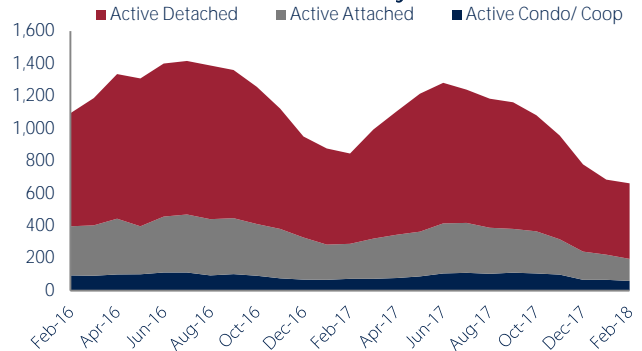
Units Sold

There was a decrease in total units sold in February, with 225 sold this month in Howard County versus 241 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 6% versus February 2017.

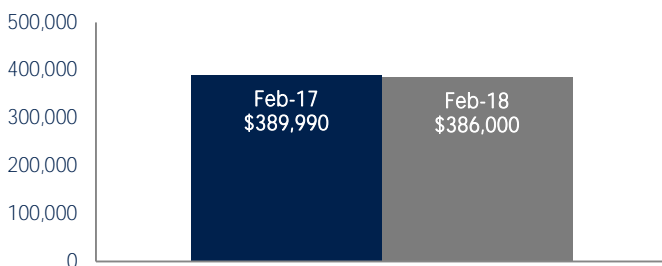
Active Inventory

Versus last year, the total number of homes available this month is lower by 184 units or 22%. The total number of active inventory this February was 661 compared to 845 in February 2017. This month's total of 661 is lower than the previous month's total supply of available inventory of 684, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Howard County Homes was \$389,990. This February, the median sale price was \$386,000, a decrease of 1% or \$3,990 compared to last year. The current median sold price is 2% higher than in January.

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



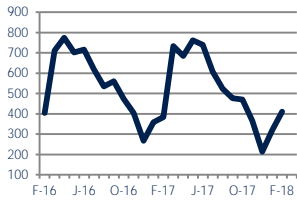
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

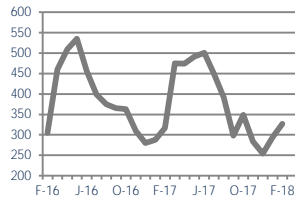
410



Up 7%
Vs. Year Ago

Current Contracts

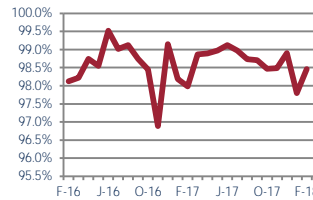
327



Up 3%
Vs. Year Ago

Sold Vs. List Price

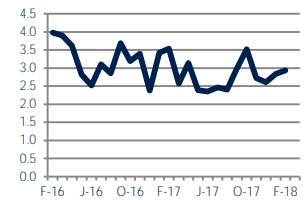
98.5%



No Change
Vs. Year Ago

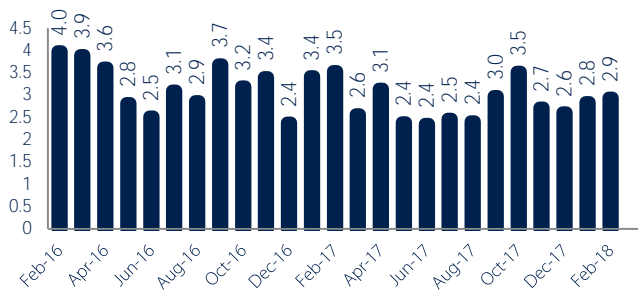
Months of Supply

2.9



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

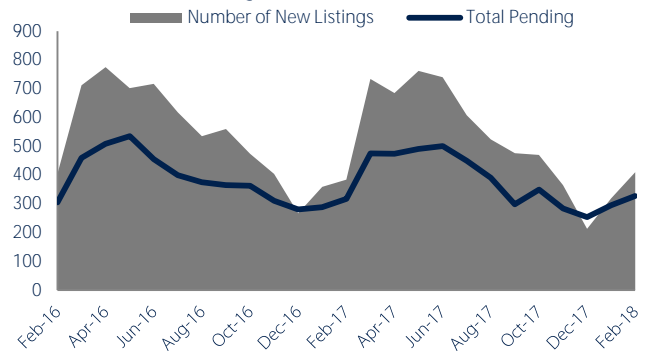
In February, there was 2.9 months of supply available in Howard County, compared to 3.5 in February 2017. That is a decrease of 17% versus a year ago.

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.

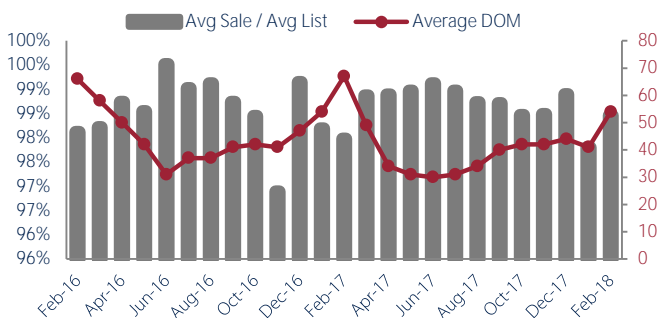
New Listings & Current Contracts

This month there were 410 homes newly listed for sale in Howard County compared to 384 in February 2017, an increase of 7%. There were 327 current contracts pending sale this February compared to 317 a year ago. The number of current contracts is 3% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, 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 54, lower than the average last year, which was 67, a decrease of 19%.



*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.

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