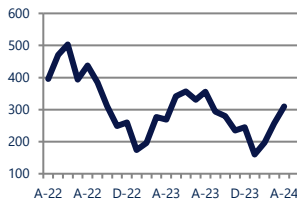


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HOWARD COUNTY HOUSING MARKET**

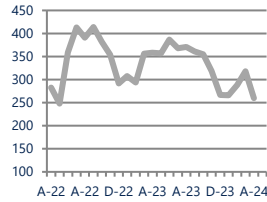
APRIL 2024

Units Sold
310



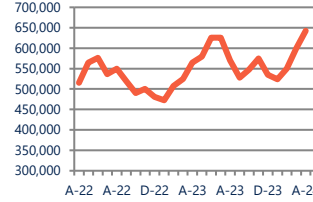
Up 15%
Vs. Year Ago

Active Inventory
260



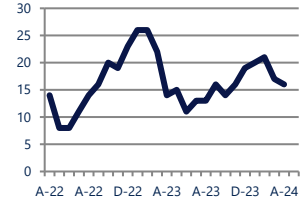
Down -27%
Vs. Year Ago

Median Sale Price
\$642,500

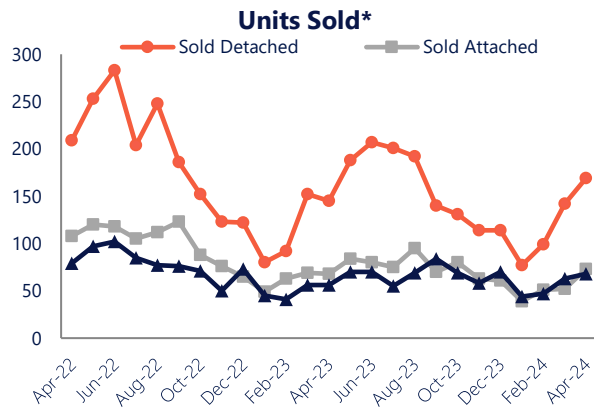


Up 14%
Vs. Year Ago

Days On Market
16



Up 14%
Vs. Year Ago

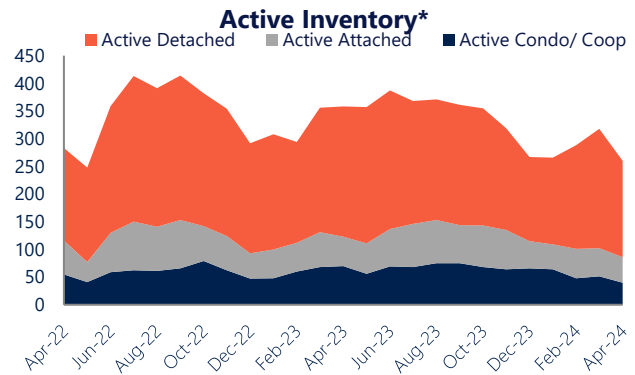


Units Sold

There was an increase in total units sold in April, with 310 sold this month in Howard County versus 257 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 15% versus April 2023.

Active Inventory

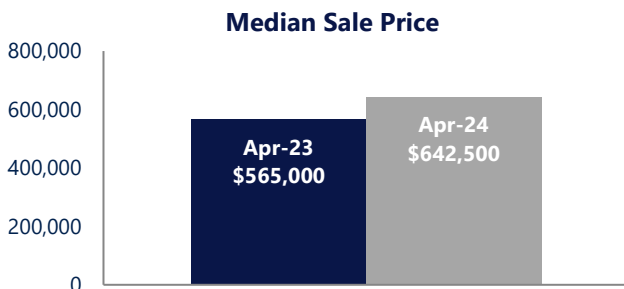
Versus last year, the total number of homes available this month is lower by 98 units or 27%. The total number of active inventory this April was 260 compared to 358 in April 2023. This month's total of 260 is lower than the previous month's total supply of available inventory of 318, a decrease of 18%.



Median Sale Price

Last April, the median sale price for Howard County Homes was \$565,000. This April, the median sale price was \$642,500, an increase of 14% or \$77,500 compared to last year. The current median sold price is 7% 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.



*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.

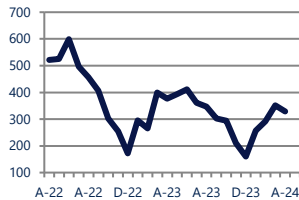
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HOWARD COUNTY HOUSING MARKET**

APRIL 2024

New Listings

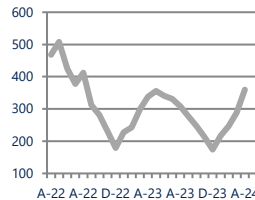
329



Down -13%
Vs. Year Ago

Current Contracts

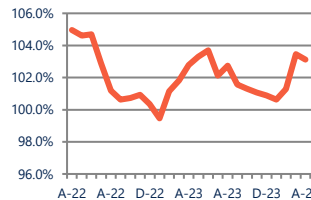
360



Up 7%
Vs. Year Ago

Sold Vs. List Price

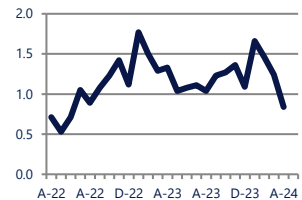
103.1%



No Change
Vs. Year Ago

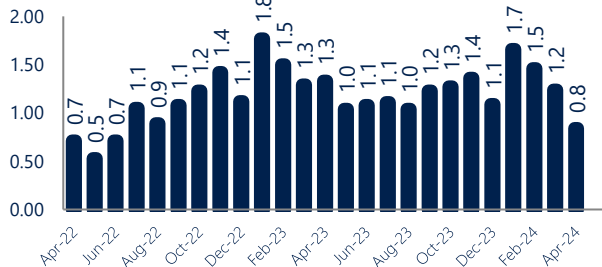
Months of Supply

0.8



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

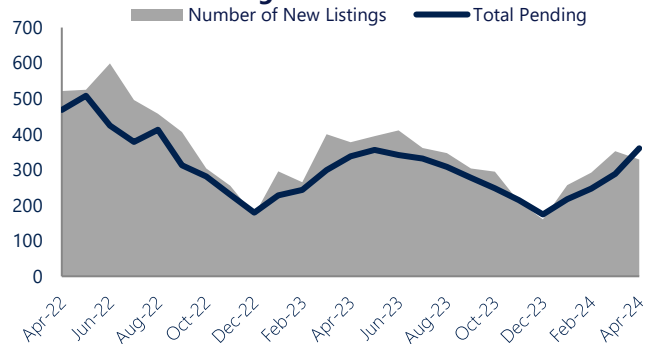
In April, there was 0.8 months of supply available in Howard County, compared to 1.3 in April 2023. That is a decrease of 37% versus a year ago.

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.

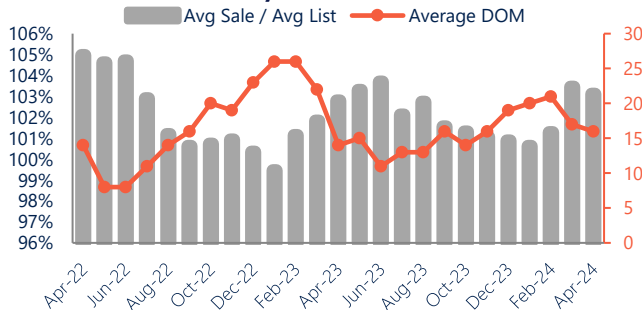
New Listings & Current Contracts

This month there were 329 homes newly listed for sale in Howard County compared to 377 in April 2023, a decrease of 13%. There were 360 current contracts pending sale this April compared to 338 a year ago. The number of current contracts is 7% 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 103.1% 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, higher than the average last year, which was 14, an increase of 14%.