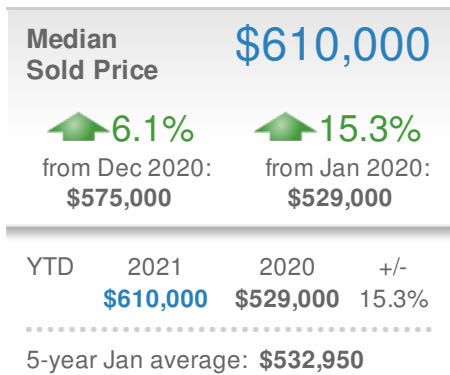
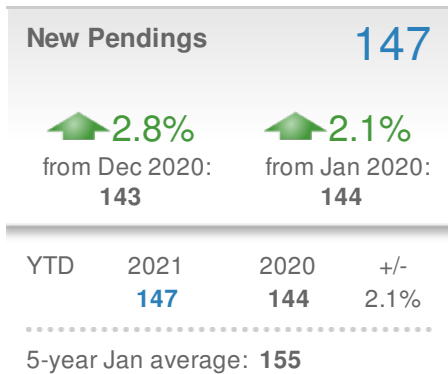


## January 2021

### Howard County, MD - Detached



### Summary

In Howard County, MD, the median sold price for Detached properties for January was \$610,000, representing an increase of 6.1% compared to last month and an increase of 15.3% from Jan 2020. The average days on market for units sold in January was 29 days, 42% below the 5-year January average of 50 days. There was a 2.8% month over month increase in new contract activity with 147 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 206; and a 13.1% decrease in supply to 159 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 1.13 in December and an increase from 0.68 in January 2020. The Contract Ratio is 70% higher than the 5-year January average of 0.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

