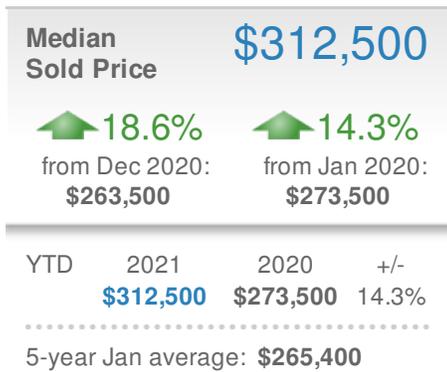
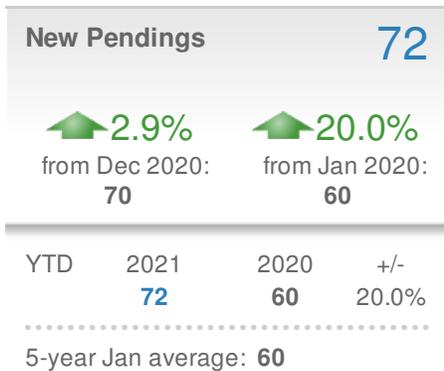


## January 2021

### Howard County, MD - Condo & Coop



### Summary

In Howard County, MD, the median sold price for Condo & Coop properties for January was \$312,500, representing an increase of 18.6% compared to last month and an increase of 14.3% from Jan 2020. The average days on market for units sold in January was 20 days, 50% below the 5-year January average of 40 days. There was a 2.9% month over month increase in new contract activity with 72 New Pendings; a 9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 121; and a 16.2% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 3.90 pendencies per active listing, up from 3.00 in December and an increase from 1.28 in January 2020. The Contract Ratio is 155% higher than the 5-year January average of 1.53. 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.

