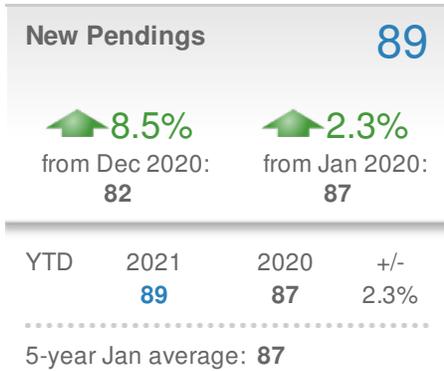


## January 2021

### Howard County, MD - Attached/Townhouse



### Summary

In Howard County, MD, the median sold price for Attached/Townhouse properties for January was \$364,000, representing an increase of 0.4% compared to last month and an increase of 5.5% from Jan 2020. The average days on market for units sold in January was 14 days, 59% below the 5-year January average of 34 days. There was an 8.5% month over month increase in new contract activity with 89 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 112; and a 31.4% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 3.20 pendencies per active listing, up from 2.02 in December and an increase from 1.46 in January 2020. The Contract Ratio is 88% higher than the 5-year January average of 1.71. 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.

