Local Market Insight

January 2021

Howard County, MD - Attached/Townhouse

New Listings		84		
5.0% from Dec 2020:		6.3% from Jan 2020: 79		
YTD	2021 84	2020 79	+/- 6.3%	
5-year Jan average: 81				

New Pendings			89	
8.5% from Dec 2020:		2.3% from Jan 2020: 87		
YTD	2021 89	2020 87	+/- 2.3%	
5-year Jan average: 87				

Closed Sales			76	
-45.7% from Dec 2020:		-1.3% from Jan 2020:		
YTD	2021 76	2020 77	+/- -1.3%	
5-year Jan average: 64				

Median Sold Price		\$364,000		
0.4% from Dec 2020: \$362,500		5.5% from Jan 2020: \$345,000		
YTD	2021 \$364,000	2020 \$345,000	+/- 5.5%	
5-year Jan average: \$328,500				

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 pendings 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.





