Local Market **Insight**

August 2023

Howard County, MD

New Listings 284

-0.7% from Jul 2023: **286**

-38.1% from Aug 2022: **459**

YTD	2023	2022	+/-
	2,802	**3,703**	-24.3%

5-year Aug average: **480**

New Pendings 318

-6.7% from Jul 2023: **341**

-25.0% from Aug 2022: **424**

YTD	2023	2022	+/-
	2,456	**3,148**	-22.0%

5-year Aug average: **447**

Closed Sales 340

4.6% from Jul 2023: **325**

-22.2% from Aug 2022: **437**

YTD	2023	2022	+/-
	2,294	**3,012**	-23.8%

5-year Aug average: **463**

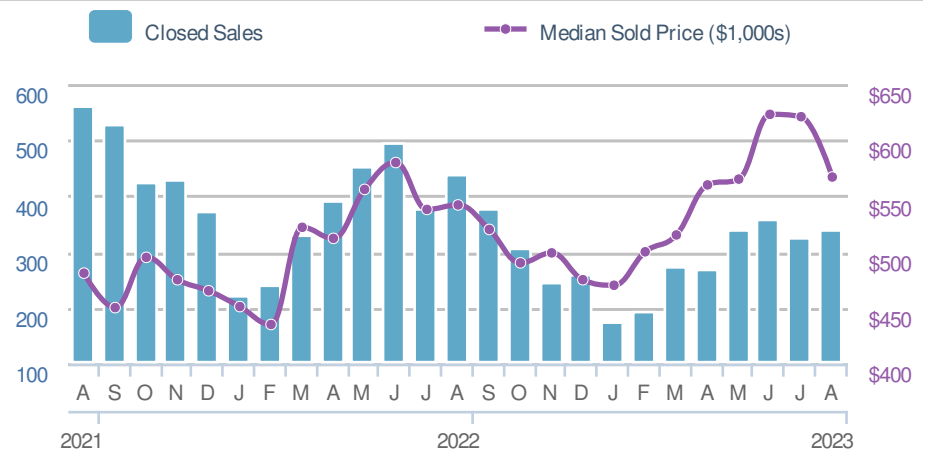
Median Sold Price $567,000

-8.8% from Jul 2023: **$621,922**

4.6% from Aug 2022: **$542,000**

YTD	2023	2022	+/-
	$568,500	**$525,000**	8.3%

5-year Aug average: **$495,141**



Active Listings 272

272

Min 272 | 458 | Max 896

5-year Aug average

Jul 2023	Aug 2022
251	**350**

Avg DOM 11

11

Min 11 | 18 | Max 32

5-year Aug average

Jul 2023	Aug 2022	YTD
12	**13**	**15**

Avg Sold to OLP Ratio 103.0%

103.0%

Min 97.4% | 100.6% | Max 103.0%

5-year Aug average

Jul 2023	Aug 2022	YTD
102.4%	**100.8%**	**102.0%**

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