

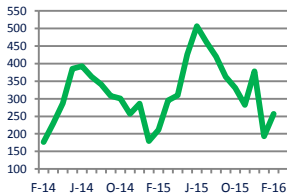


Focus On: Howard County Housing Market

February 2016

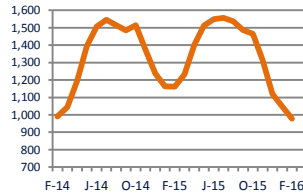
Units Sold

257



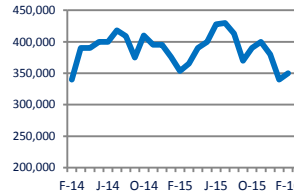
Active Inventory

978



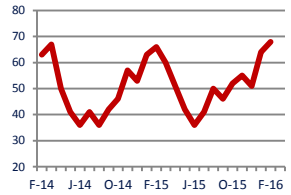
Median Sale Price

\$349,900



Days On Market

68



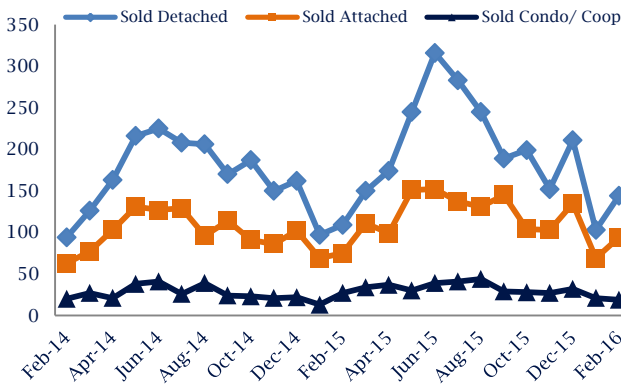
Up 22%
Vs. Year Ago

Down -16%
Vs. Year Ago

Down -1%
Vs. Year Ago

Up 3%
Vs. Year Ago

Units Sold*



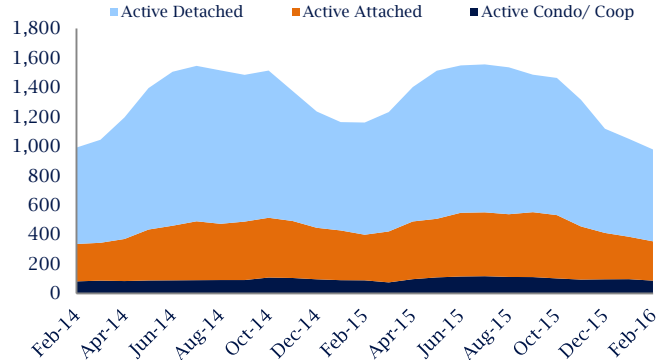
Units Sold

There was an increase in total units sold in February, with 257 sold this month in Howard County versus 193 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 22% versus February 2015.

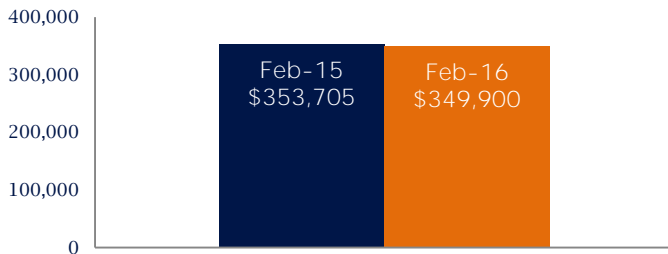
Active Inventory

Versus last year, the total number of homes available this month is lower by 183 units or 16%. The total number of active inventory this February was 978 compared to 1,161 in February 2015. This month's total of 978 is lower than the previous month's total supply of available inventory of 1,050, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Howard County Homes was \$353,705. This February, the median sale price was \$349,900, a decrease of 1% or \$3,805 compared to last year. The current median sold price is 3% higher than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



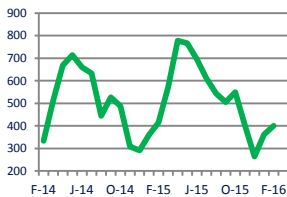


Focus On: Howard County Housing Market

February 2016

New Listings

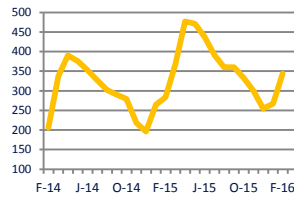
400



Down -4%
Vs. Year Ago

Current Contracts

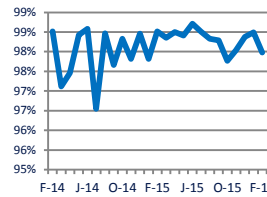
344



Up 22%
Vs. Year Ago

Sold Vs. List Price

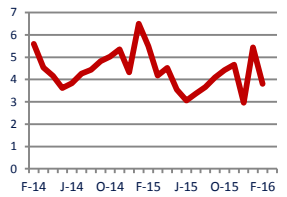
98.0%



Down -0.5%
Vs. Year Ago

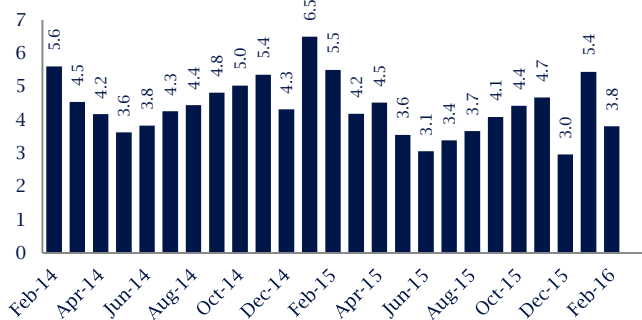
Months of Supply

3.8



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

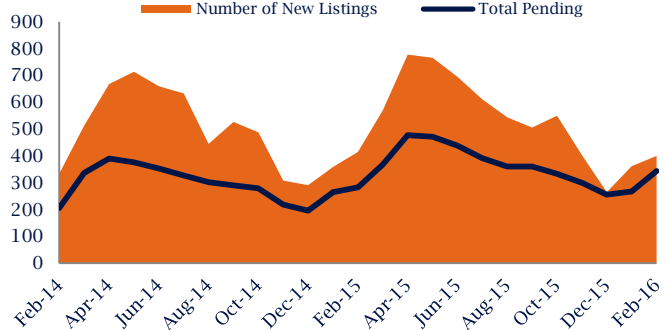
In February, there was 3.8 months of supply available in Howard County, compared to 5.5 in February 2015. That is a decrease of 31% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

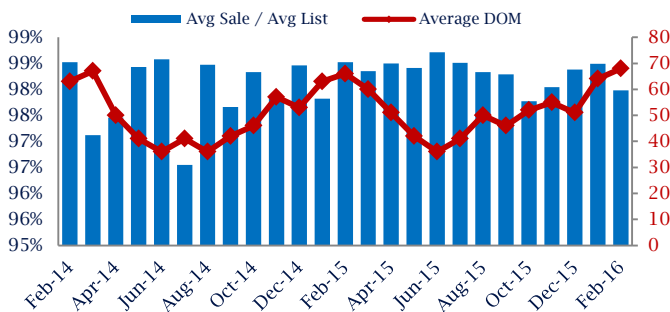
New Listings & Current Contracts

This month there were 400 homes newly listed for sale in Howard County compared to 415 in February 2015, a decrease of 4%. There were 344 current contracts pending sale this February compared to 283 a year ago. The number of current contracts is 22% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Howard County was 98.0% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 68, higher than the average last year, which was 66, an increase of 3%.

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