

Howard County, MD

County · MD · Maryland

BALANCED MARKET

\$608K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

3,462

SALES (12 MO)

\$629K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



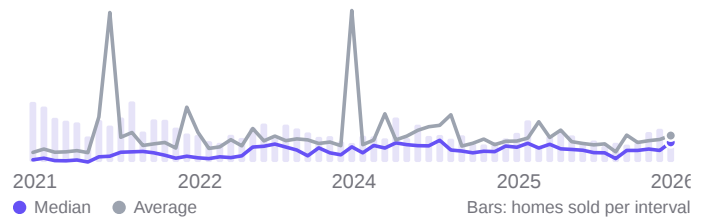
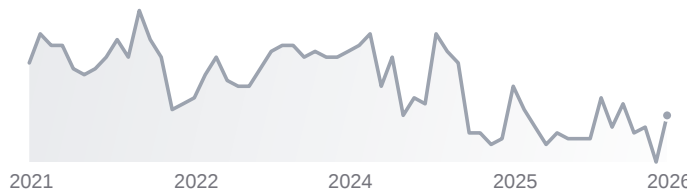
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$660K · Average \$730K

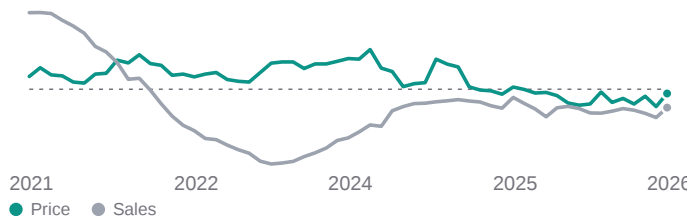


Growth (year over year)

Price -1.8% · Sales -7.9%

Price per square foot

\$330/ft²

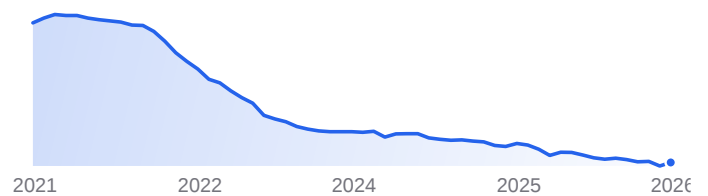
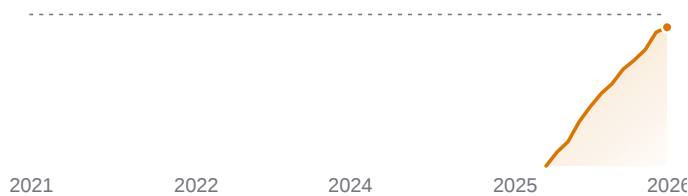


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

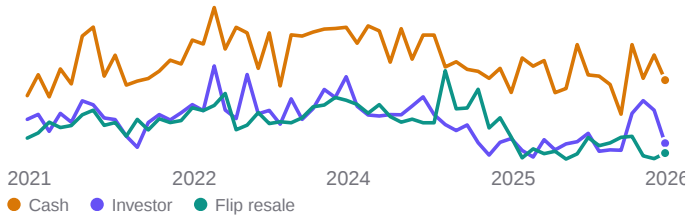
3.4%



BUYERS & OUTCOMES

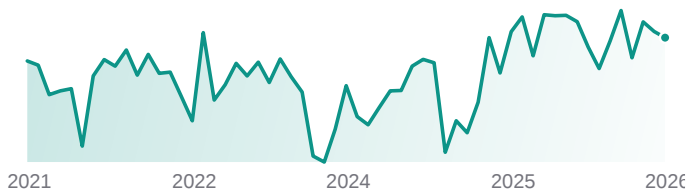
Buyer mix

Cash 17% · Investor 5.0% · Flip resale 3.2%



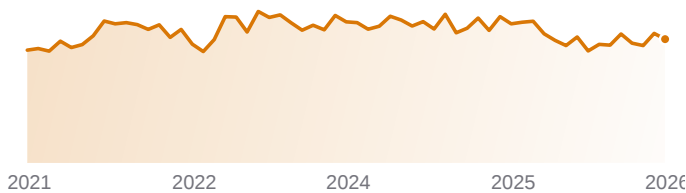
Sellers who sold at a gain

96%

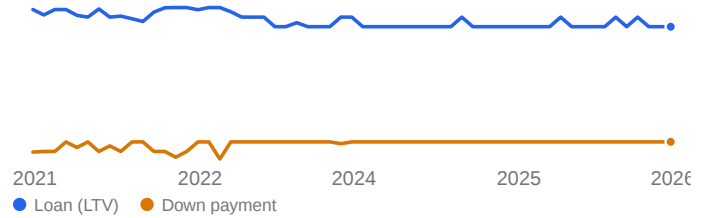


Median annualized return at resale

+4.0%

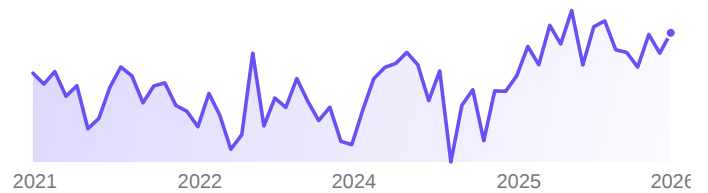


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



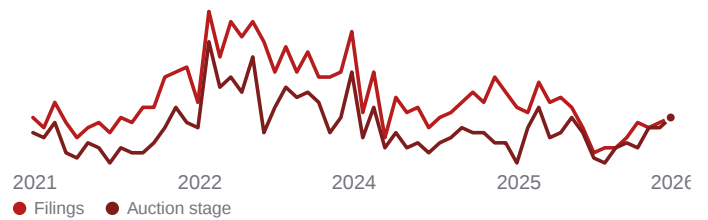
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	101,979
Median value (AVM)	\$629K
Median size	2,028 ft²
Median year built	1989
Single family	64%
Condos	8.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	2.2%
Owner occupied	85%
Company owned	11%
Median loan-to-value	60%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	340,159
Density	1,356 / mi²
Median household income	\$141K
Average household income	\$171K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	40
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	4.7%
Unemployment	0.9%
Average temp	55°F
Annual precip	45 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.