



HOWARD COUNTY
MARYLAND

LUXURY INVENTORY VS. SALES | JULY 2025

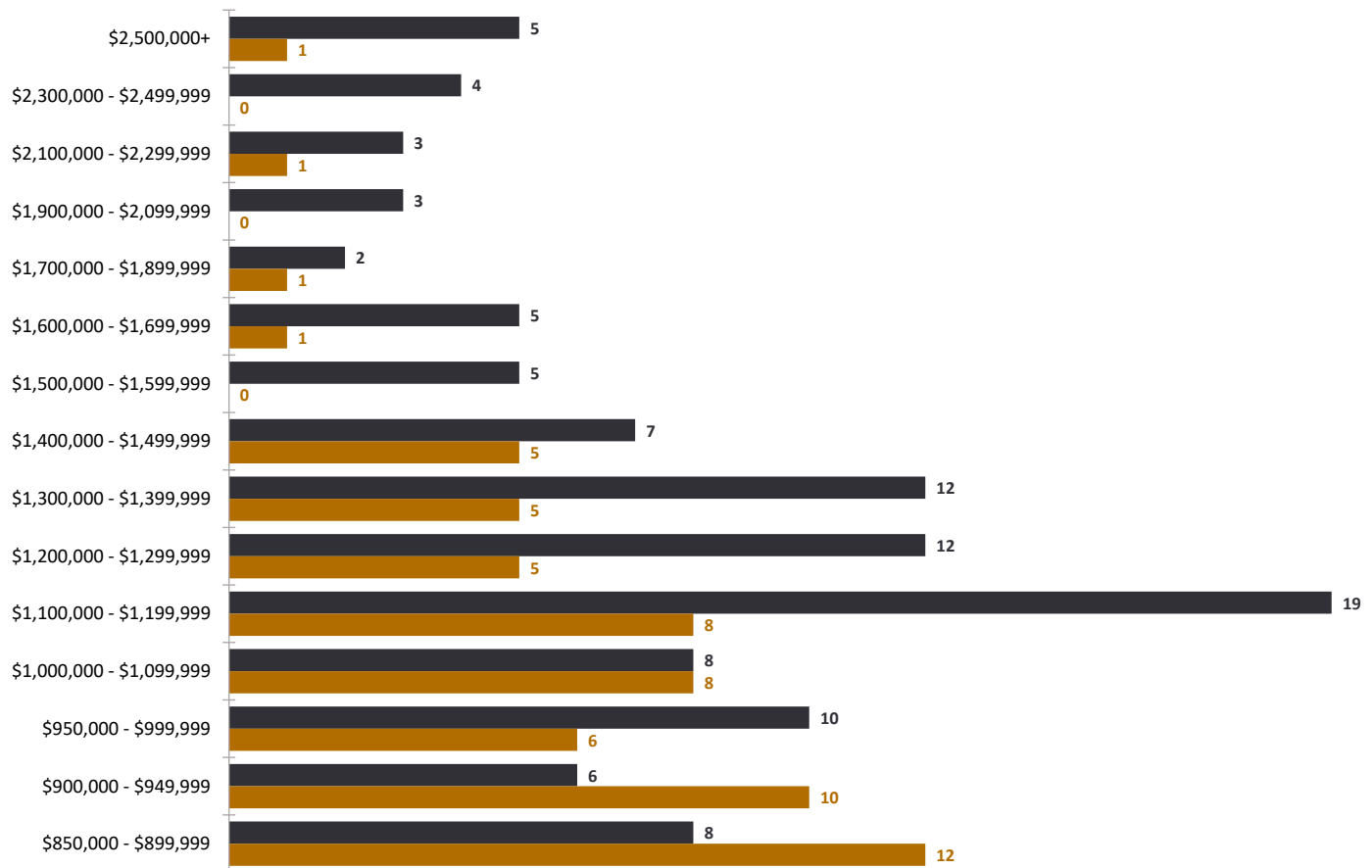
Total Inventory: **109**

Total Sales: **63**

Total Sales Ratio²: **58%**

Seller's Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$902,500	4	4	20	22	91%
3,000 - 3,999	\$1,107,500	5	4	32	44	73%
4,000 - 4,999	\$1,375,000	5	6	7	20	35%
5,000 - 5,999	\$1,535,000	5	6	2	10	20%
6,000 - 6,999	NA	NA	NA	0	7	0%
7,000+	\$2,400,000	8	10	2	3	67%

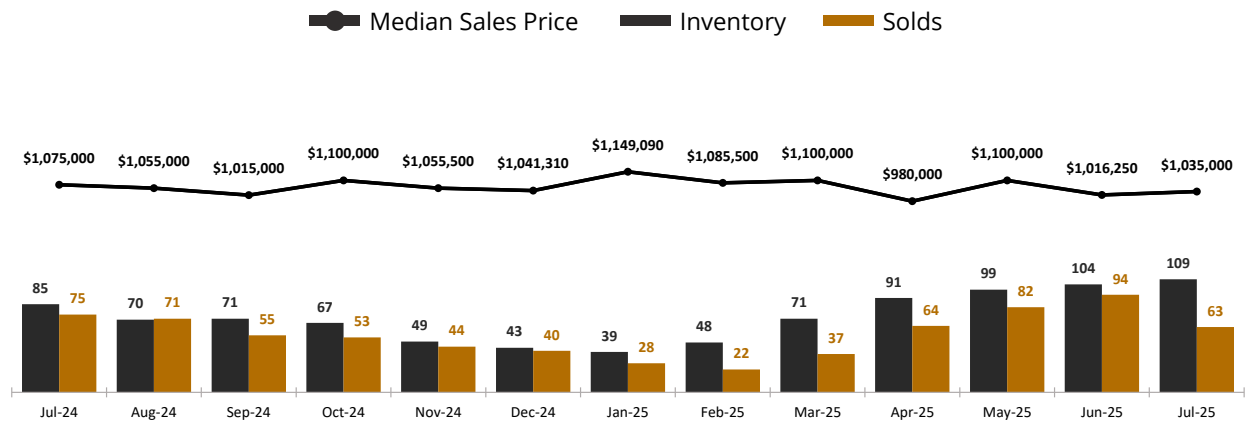
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

HOWARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$850,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024: 85
Jul. 2025: 109

VARIANCE: **28%**

TOTAL SOLDs

Jul. 2024: 75
Jul. 2025: 63

VARIANCE: **-16%**

SALES PRICE

Jul. 2024: \$1.08m
Jul. 2025: \$1.04m

VARIANCE: **-4%**

SALE PRICE PER SQFT.

Jul. 2024: \$328
Jul. 2025: \$327

VARIANCE: **0%**

SALE TO LIST PRICE RATIO

Jul. 2024: 100.00%
Jul. 2025: 101.24%

VARIANCE: **1%**

DAYS ON MARKET

Jul. 2024: 6
Jul. 2025: 8

VARIANCE: **33%**

HOWARD COUNTY MARKET SUMMARY | JULY 2025

- The single-family luxury market is a **Seller's Market** with a **58% Sales Ratio**.
- Homes sold for a median of **101.24% of list price** in July 2025.
- The most active price band is **\$900,000-\$949,999**, where the sales ratio is **167%**.
- The median luxury sales price for single-family homes is **\$1,035,000**.
- The median days on market for July 2025 was **8** days, up from **6** in July 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

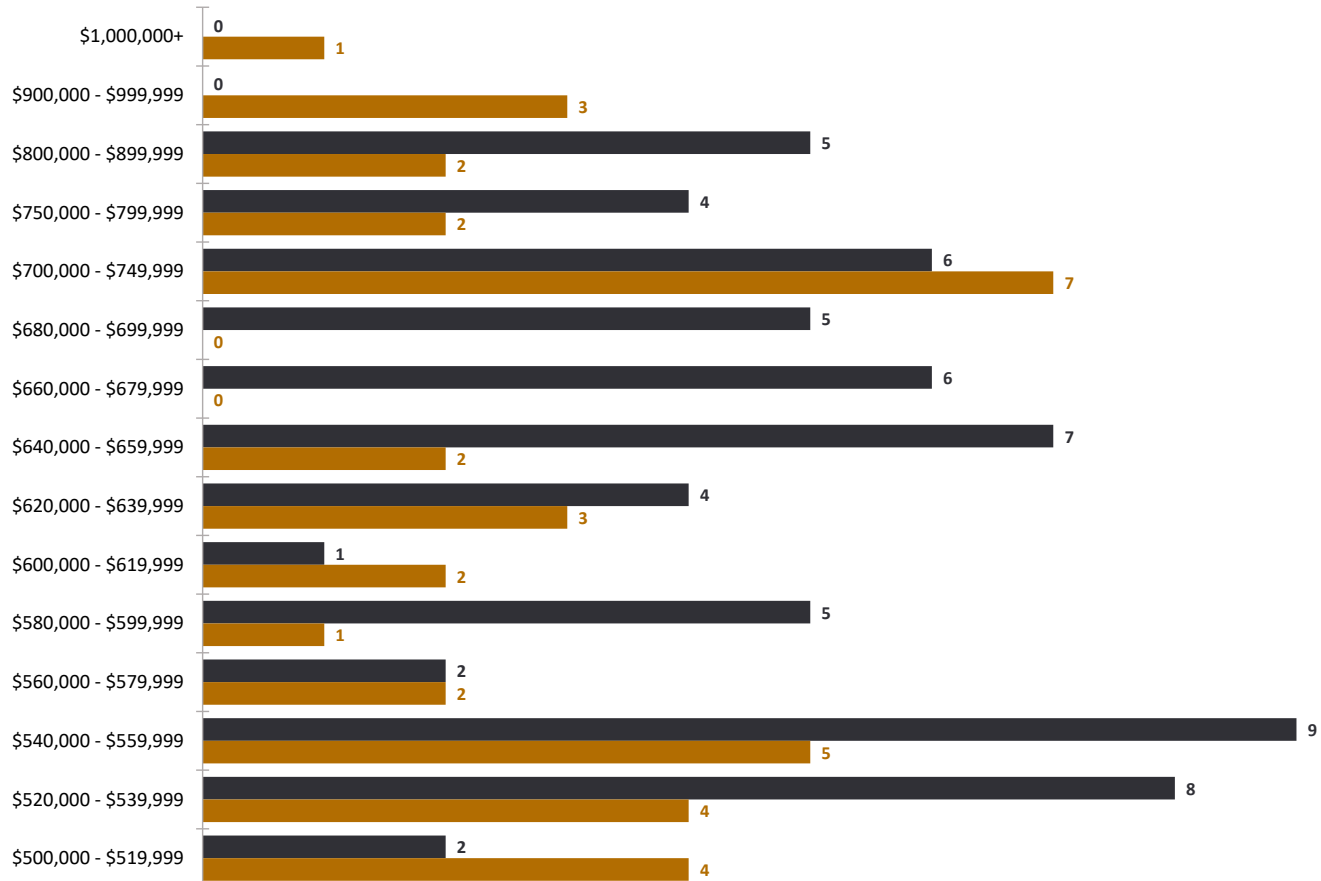
⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **64**Total Sales: **38**Total Sales Ratio²: **59%**

Seller's Market

Inventory Sales



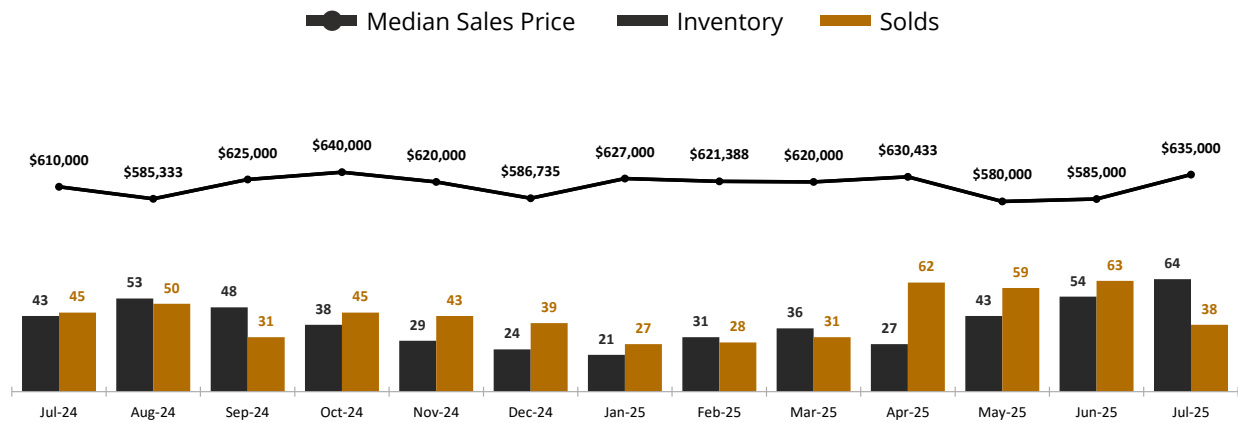
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$531,500	3	4	14	15	93%
2,000 - 2,199	\$653,500	3	4	2	12	17%
2,200 - 2,399	\$615,000	3	4	7	11	64%
2,400 - 2,599	\$587,500	3	4	2	14	14%
2,600 - 2,799	\$720,000	3	4	3	2	150%
2,800+	\$751,250	3	4	10	10	100%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

HOWARD COUNTY

ATTACHED HOMES
Luxury Benchmark Price¹: **\$500,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
43 **64**

VARIANCE: **49%**

TOTAL SOLDS

Jul. 2024 Jul. 2025
45 **38**

VARIANCE: **-16%**

SALES PRICE

Jul. 2024 Jul. 2025
\$610k **\$635k**

VARIANCE: **4%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$267 **\$276**

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
100.00% **100.11%**

VARIANCE: **0%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
7 **6**

VARIANCE: **-14%**

HOWARD COUNTY MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Seller's Market** with a **59% Sales Ratio**.
- Homes sold for a median of **100.11% of list price** in July 2025.
- The most active price band is **\$500,000-\$519,999**, where the sales ratio is **200%**.
- The median luxury sales price for attached homes is **\$635,000**.
- The median days on market for July 2025 was **6** days, down from **7** in July 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.