

# Howard County Housing Sales Report for 2019

## Units Sold

The number of housing units sold in Howard County increased by 5.7% in 2019 with a total of 4,552 sales. This is 245 more units than the 4,307 sold in 2018.

Single family detached sales increased by 5.9%, with 2,490 units sold in 2019 compared to 2,352 units sold in 2018. Sales of single family attached units increased by 8.9%, with 1,596 in 2019 compared to 1,465 in 2018. And condo sales decreased 5.9%, from 490 in 2019 to 466 in 2018.

At the peak of the last housing boom in in the middle of the last decade, a total of 6,205 units sold (2005). The current housing market is still significantly below that peak and is unlikely to reach that volume once again for some time.

## Sales Prices

Sales prices did not change significantly last year at a median of \$435,000 and a mean of \$485,791 for all housing unit types combined. This is an annual decrease of 1.4% and an annual increase of 0.8% for the median and mean, respectively.

Mean sales prices for single family detached unit decreased last year by 0.4%, from \$600,134 in 2018 to \$597,470 in 2019. The median price decreased by 2.6% to \$547,950. Peak pricing for single family detached units in 2006 was \$574,950 (median) and \$618,222 (mean). Current prices are 4.7% and 3.4% lower in 2019 for the median and mean, respectively, compared to this peak level.

Single family attached unit mean sales prices increased by 1.8% from 2018 to 2019, and the median sales price for these units increased by 1.2%. In 2019 the mean sales price for single family attached units was \$382,507 and the median sales price was \$349,000.

Total Number of Housing Unit Sales in Howard County - 2002 through 2019

Year	SFD		SFA		Condo		Total	
	number	% change						
2002	2,919		2,169		637		5,725	
2003	2,842	-2.6%	2,192	1.1%	783	22.9%	5,817	1.6%
2004	2,919	2.7%	2,363	7.8%	799	2.0%	6,081	4.5%
2005	3,025	3.6%	2,429	2.8%	751	-6.0%	6,205	2.0%
2006	2,496	-7.5%	2,202	-9.3%	666	-11.3%	5,364	-13.6%
2007	1,988	-20.4%	1,637	-25.7%	616	-7.5%	4,241	-20.9%
2008	1,494	-24.8%	1,146	-30.0%	396	-35.7%	3,036	-28.4%
2009	1,447	-3.1%	1,017	-11.3%	416	5.1%	2,880	-5.1%
2010	1,725	9.2%	1,196	7.6%	278	-33.2%	3,199	11.1%
2011	1,765	2.3%	1,126	-5.9%	258	-7.2%	3,149	-1.6%
2012	1,967	11.4%	1,178	4.6%	263	1.9%	3,408	8.2%
2013	2,221	12.9%	1,475	25.2%	381	44.9%	4,077	19.6%
2014	2,090	-5.9%	1,355	-8.1%	387	1.6%	3,832	-6.0%
2015	2,377	13.7%	1,520	12.2%	398	2.8%	4,295	12.1%
2016	2,577	8.4%	1,649	8.5%	452	13.6%	4,678	8.9%
2017	2,577	0.0%	1,566	-5.0%	400	-11.5%	4,543	-2.9%
2018	2,352	-8.7%	1,465	-6.4%	490	22.5%	4,307	-5.2%
2019	2,490	5.9%	1,596	8.9%	466	-4.9%	4,552	5.7%

Source: Maryland Department of Planning, Planning Data Services, September 2020 (latest year data)

Condo home prices increased from a median of \$215,000 in 2018 to \$228,000 in 2019, a 6.0% increase. The mean sales price for condo units increased by 3.6%, from \$233,568 in 2018 to \$242,025 in 2019. These 2019 sales prices are 9.0% and 9.1% lower than the 2007 median and mean prices, the peak year for condo housing prices in Howard County.

Like sales volume, sales prices are likely to remain at more modest levels compared to the peak in the middle of the last decade. Prices will likely continue to steadily increase as demand for housing remains strong and household formation rises. The extent of those increases and how long they will be sustained is difficult to predict, but it appears that in the short term prices will remain stable with the potential for small increases over the next several years.

## Sales Prices by Zip Code

The map on the last page of this report shows housing sales by zip code. Average sales range from a low of \$310,977 in the 20763 zip code (Savage) to a high of \$879,019 in the 21029 zip code (Clarksville). The greatest numbers of sales occurred in the 21043 zip code (Ellicott City), where there were 645 total sales, 14% of the countywide total.

The map clearly shows that the more expensive homes are located in western Howard County and the least expensive are located in Columbia, Elkridge and parts of the southeast. These areas of the county also have a lot of townhouse and condominium units reducing the average sales prices.

**Median Housing Sales Prices in Howard County - 2002 through 2019**

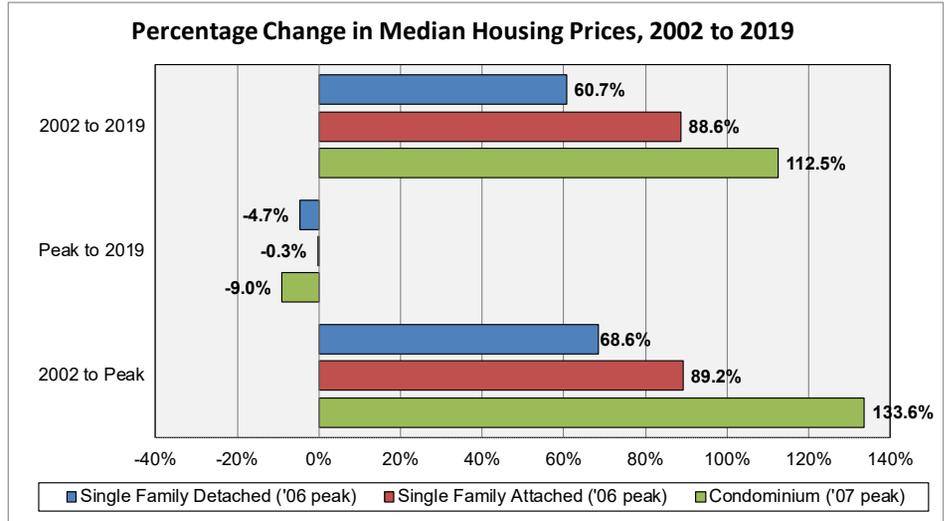
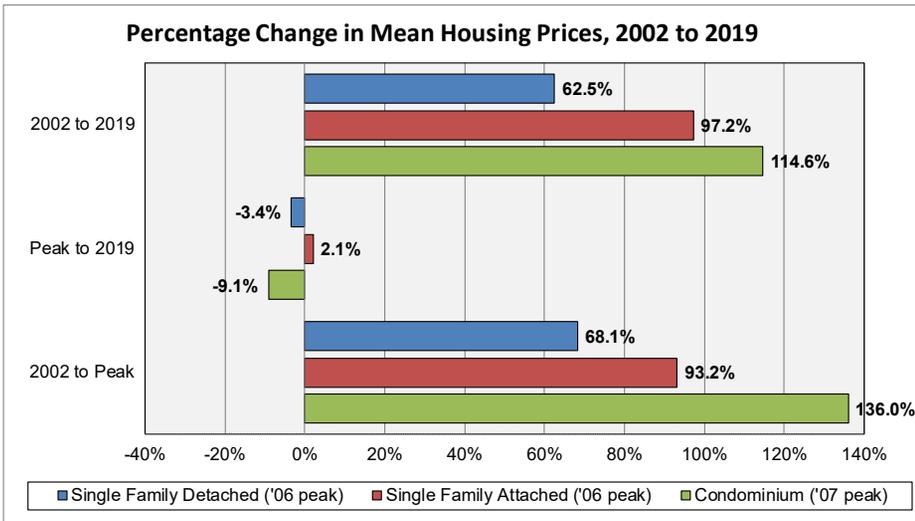
Year	SFD		SFA		Condo		Total	
	price (\$)	% change						
2002	341,048		185,000		107,300		236,000	
2003	383,392	12.4%	214,248	15.8%	136,000	26.7%	262,224	11.1%
2004	455,000	18.7%	270,000	26.0%	165,950	22.0%	319,000	21.7%
2005	535,000	17.6%	327,000	21.1%	226,300	36.4%	390,000	22.3%
2006	574,950	7.5%	350,000	7.0%	250,000	10.5%	399,900	2.5%
2007	558,000	-2.9%	345,000	-1.4%	250,646	0.3%	392,500	-1.9%
2008	525,350	-5.9%	337,811	-2.1%	240,000	-4.2%	391,262	-0.3%
2009	476,500	-9.3%	312,750	-7.4%	235,000	-2.1%	361,000	-7.7%
2010	497,500	4.4%	327,000	4.6%	215,000	-8.5%	391,445	8.4%
2011	499,832	0.5%	317,312	-3.0%	205,000	-4.7%	397,500	1.5%
2012	480,402	-3.9%	322,000	1.5%	210,000	2.4%	400,000	0.6%
2013	530,000	10.3%	337,431	4.8%	219,900	4.7%	413,202	3.3%
2014	530,000	0.0%	348,900	3.4%	237,500	8.0%	422,500	2.3%
2015	530,000	0.0%	345,000	-1.1%	227,250	-4.3%	432,376	2.3%
2016	540,000	1.9%	342,000	-0.9%	220,000	-3.2%	424,000	-1.9%
2017	548,511	1.6%	334,000	-2.3%	205,500	-6.6%	435,000	2.6%
2018	562,750	2.6%	345,000	3.3%	215,000	4.6%	441,000	1.4%
2019	547,950	-2.6%	349,000	1.2%	228,000	6.0%	435,000	-1.4%

Source: Maryland Department of Planning, Planning Data Services, September 2020 (latest year data)

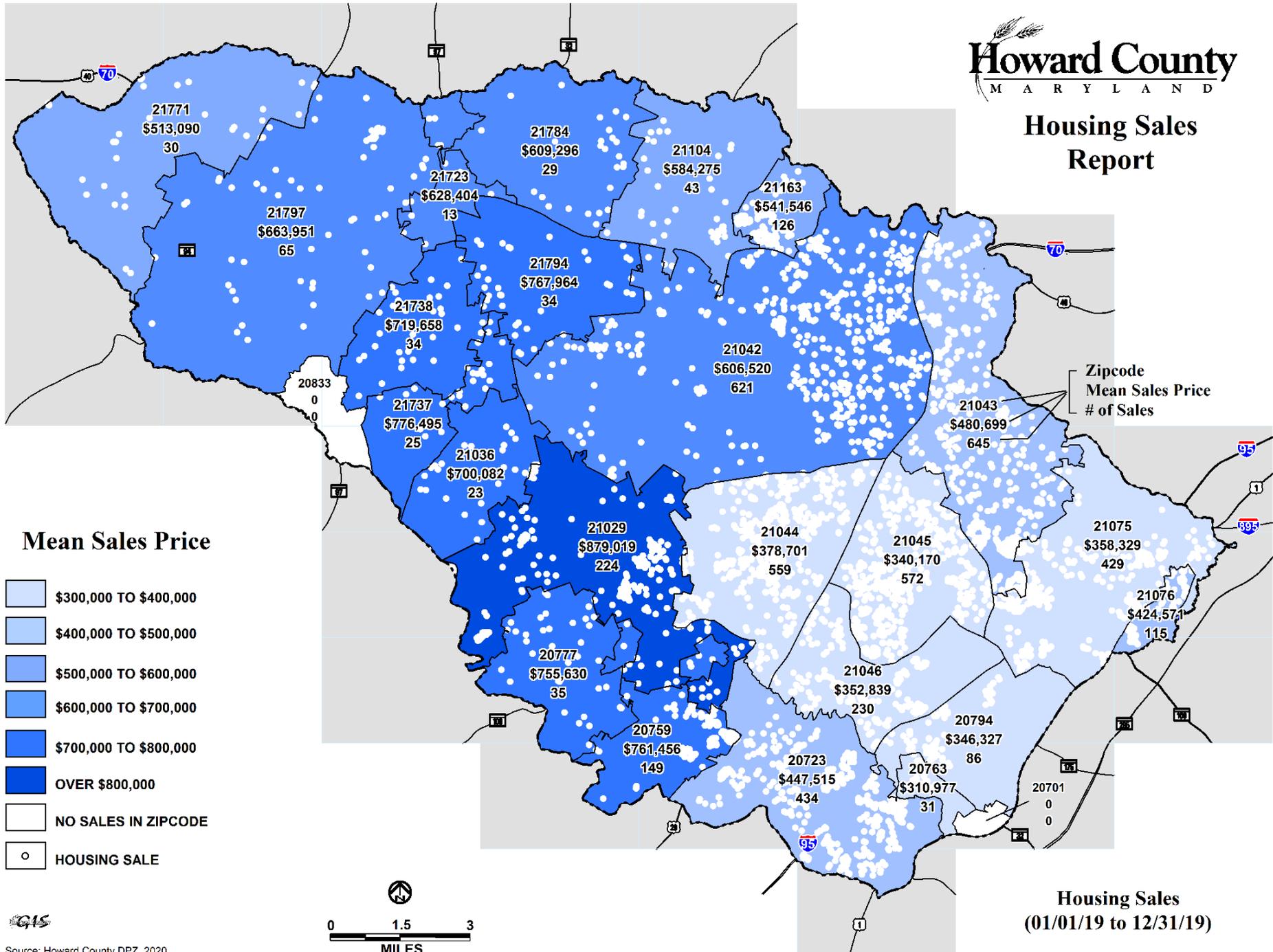
Mean Housing Sales Prices in Howard County - 2002 through 2019

Year	SFD		SFA		Condo		Total	
	price (\$)	% change						
2002	367,689		194,004		112,759		273,361	
2003	412,328	12.1%	222,033	14.4%	147,988	31.2%	304,811	11.5%
2004	492,324	19.4%	277,766	25.1%	173,456	17.2%	366,777	20.3%
2005	576,588	17.1%	349,783	25.9%	234,400	35.1%	446,151	21.6%
2006	618,222	7.2%	374,735	7.1%	258,048	10.1%	473,159	6.1%
2007	605,903	-2.0%	365,547	-2.5%	266,119	3.1%	463,179	-2.1%
2008	584,771	-3.5%	359,904	-1.5%	246,411	-7.4%	455,542	-1.6%
2009	516,306	-11.7%	328,320	-8.8%	251,987	2.3%	411,465	-9.7%
2010	520,935	0.9%	342,899	4.4%	210,043	-16.6%	427,184	3.8%
2011	522,523	0.3%	343,163	0.1%	201,724	-4.0%	431,944	1.1%
2012	517,282	-1.0%	338,189	-1.4%	217,415	7.8%	431,752	0.0%
2013	547,919	5.9%	354,384	4.8%	230,925	6.2%	448,195	3.8%
2014	566,945	3.5%	372,191	5.0%	246,191	6.6%	465,282	3.8%
2015	573,362	1.1%	374,092	0.5%	240,076	-2.5%	471,794	1.4%
2016	580,247	1.2%	361,056	-3.5%	233,905	-2.6%	469,150	-0.6%
2017	586,553	1.1%	354,559	-1.8%	218,016	-6.8%	474,135	1.1%
2018	600,134	2.3%	375,866	6.0%	233,568	7.1%	482,147	1.7%
2019	597,470	-0.4%	382,507	1.8%	242,025	3.6%	485,791	0.8%

Source: Maryland Department of Planning, Planning Data Services, September 2020 (latest year data)



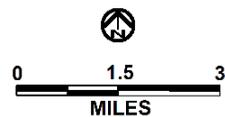
**Housing Sales Report**



**Mean Sales Price**

- \$300,000 TO \$400,000
- \$400,000 TO \$500,000
- \$500,000 TO \$600,000
- \$600,000 TO \$700,000
- \$700,000 TO \$800,000
- OVER \$800,000
- NO SALES IN ZIPCODE
- o HOUSING SALE

Source: Howard County DPZ, 2020.



**Housing Sales**  
(01/01/19 to 12/31/19)