

The background features abstract, overlapping green geometric shapes in various shades of lime and forest green, primarily located on the left and right sides of the page, framing the central text.

Howard County Real Estate Sales and Pricing Trends

Howard County Racial Equity Task Force
Land Use and Housing Policy Subgroup
February 2021

Howard County Housing Price Change 1997-2020

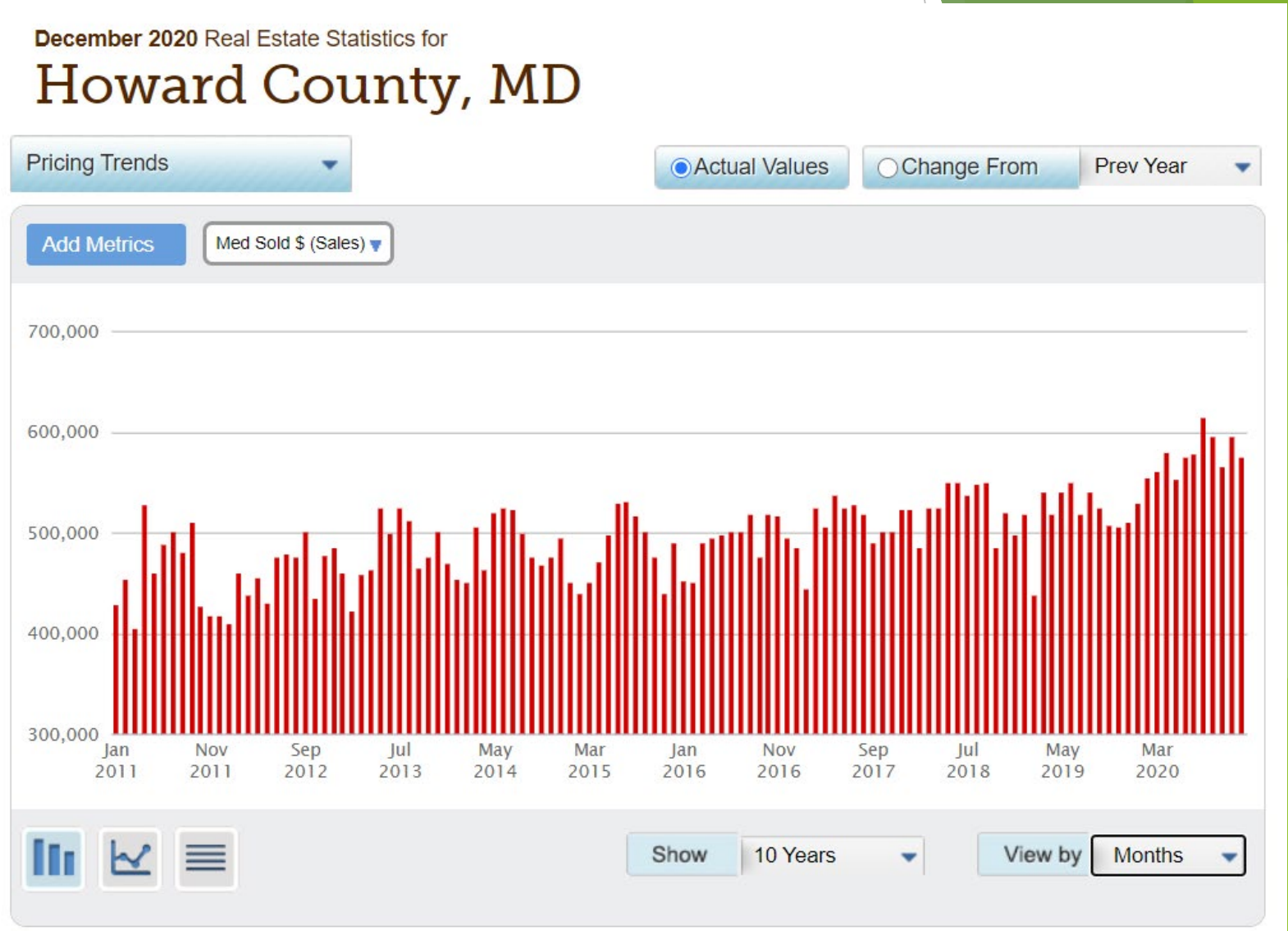


Location	December			Year to Date		
	2020	2019	% Change	2020	2019	% Change
Glenwood, MD	\$1,035,000	\$729,250	+41.9%	\$800,000	\$678,825	+17.9%
West Friendship, MD	\$885,050	\$730,000	+21.2%	\$797,500	\$790,000	+1%
Dayton, MD	\$800,000	\$765,000	+4.6%	\$767,500	\$720,000	+6.6%
Clarksville, MD	\$775,000	\$742,500	+4.4%	\$775,000	\$765,000	+1.3%
Glenelg, MD	\$730,000	\$950,000	-23.2%	\$690,000	\$804,000	-14.2%
Highland, MD	\$707,000	\$875,000	-19.2%	\$785,000	\$760,000	+3.3%
Fulton, MD	\$697,500	\$647,500	+7.7%	\$715,000	\$683,750	+4.6%
Woodbine, MD	\$570,000	\$495,000	+15.2%	\$572,500	\$597,450	-4.2%
Cooksville, MD	\$565,000	null	0%	\$690,000	\$561,178	+23%
Ellicott City, MD	\$525,000	\$450,000	+16.7%	\$516,001	\$499,900	+3.2%
Marriottsville, MD	\$500,000	\$647,500	-22.8%	\$525,000	\$510,000	+2.9%
Woodstock, MD	\$491,000	\$475,000	+3.4%	\$498,500	\$500,000	-0.3%
Savage, MD	\$484,000	\$379,500	+27.5%	\$347,500	\$292,000	+19%
Mount Airy, MD	\$483,000	\$365,000	+32.3%	\$440,500	\$427,950	+2.9%
Howard County, MD	\$440,000	\$422,500	+4.1%	\$448,000	\$415,000	+8%
Sykesville, MD	\$430,000	\$385,000	+11.7%	\$410,000	\$379,950	+7.9%
Hanover, MD	\$421,842	\$417,500	+1%	\$421,955	\$393,675	+7.2%
Elkridge, MD	\$363,000	\$307,900	+17.9%	\$360,000	\$335,000	+7.5%
Columbia, MD	\$361,000	\$372,500	-3.1%	\$370,000	\$340,000	+8.8%
Laurel, MD	\$355,000	\$335,000	+6%	\$357,000	\$335,000	+6.6%
Jessup, MD	\$352,340	\$497,745	-29.2%	\$342,147	\$325,000	+5.3%
Annapolis Junction, MD	null	null	0%	null	null	0%
Lisbon, MD	null	null	0%	\$395,000	null	0%
Simpsonville, MD	null	null	0%	null	null	0%

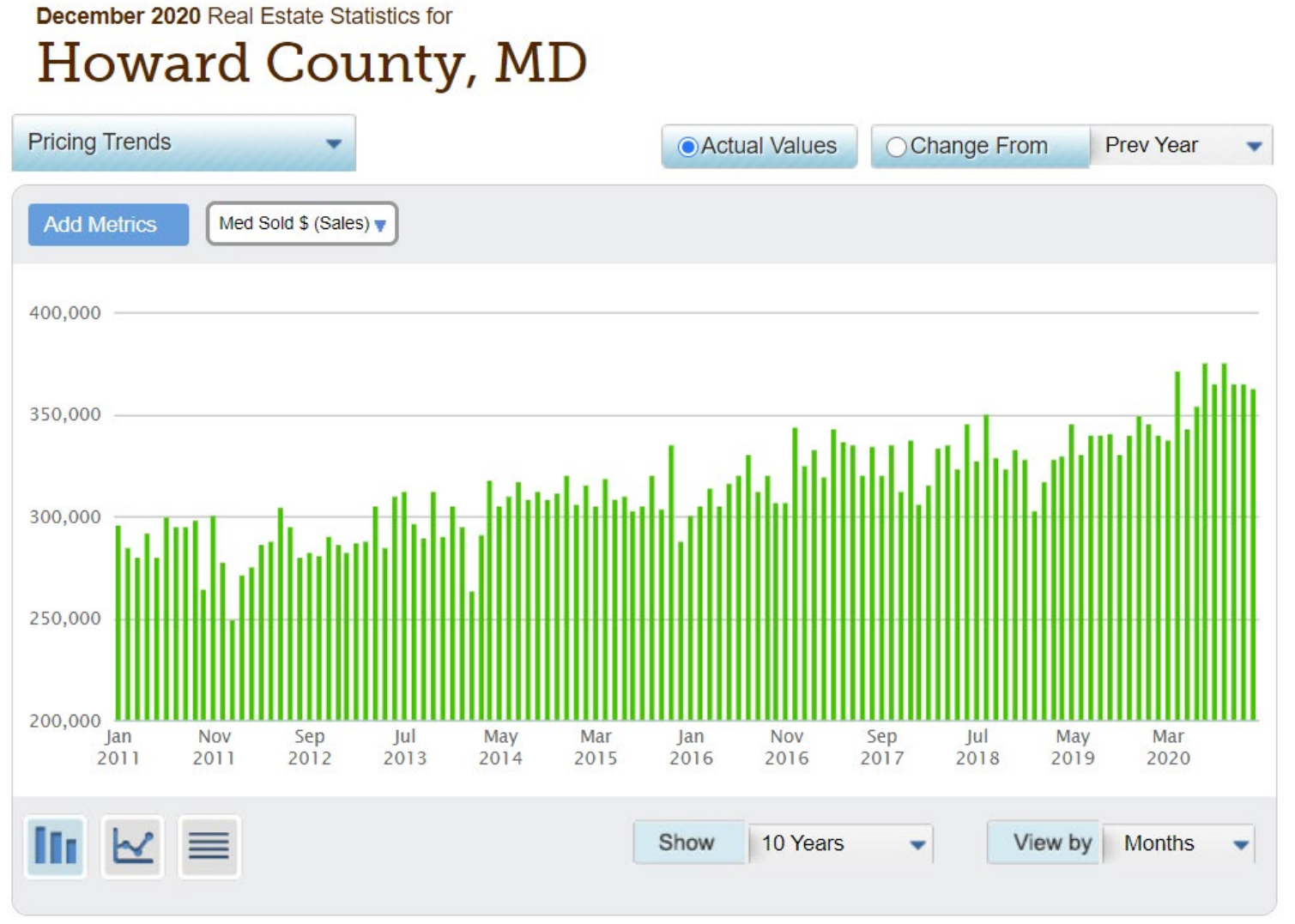
Howard County Home Sales Snapshot -

Month Over Month and Year Over Year

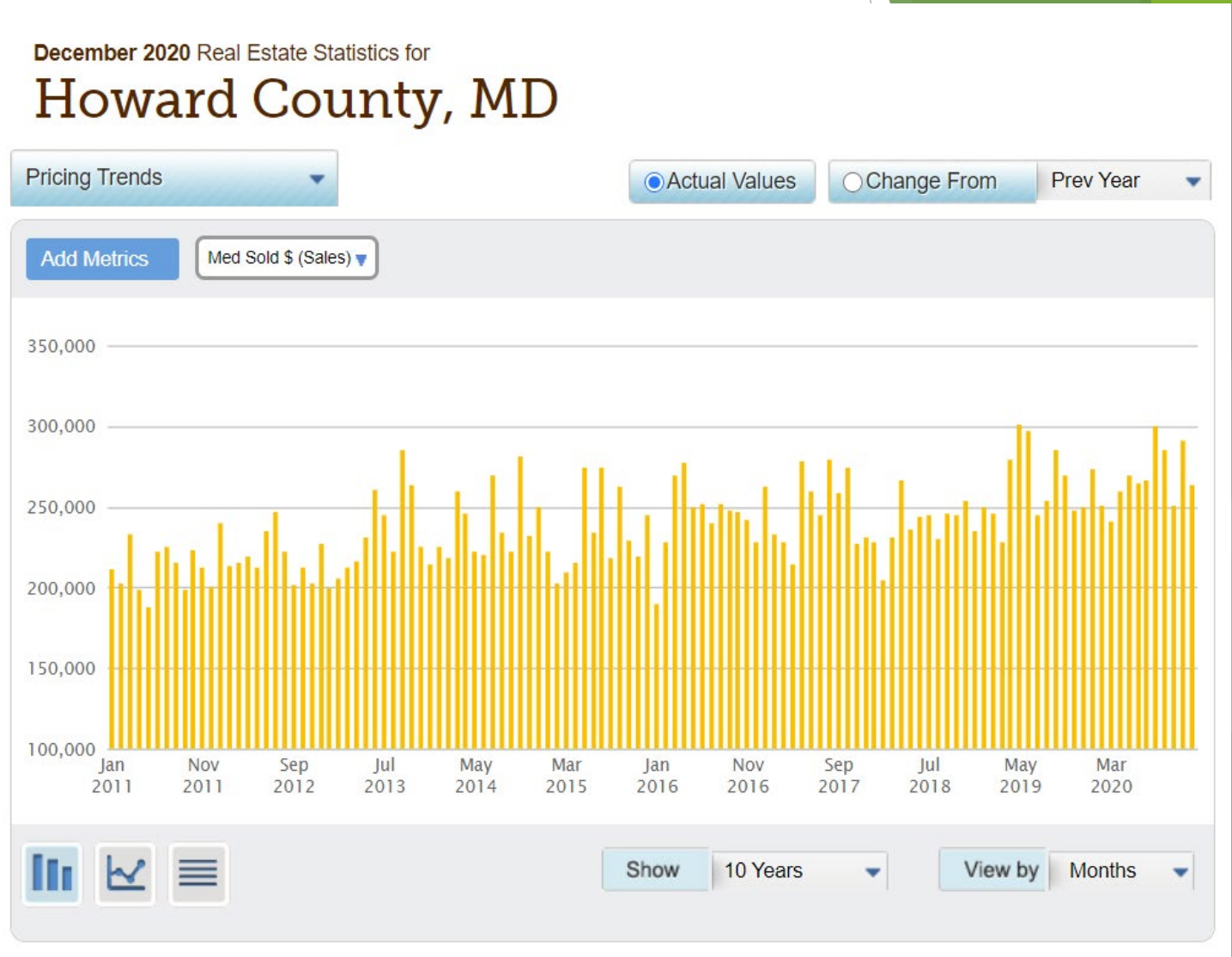
Housing Price Trends - Detached Housing, 2011-2020



Housing Price Trends - Townhomes, 2011-2020

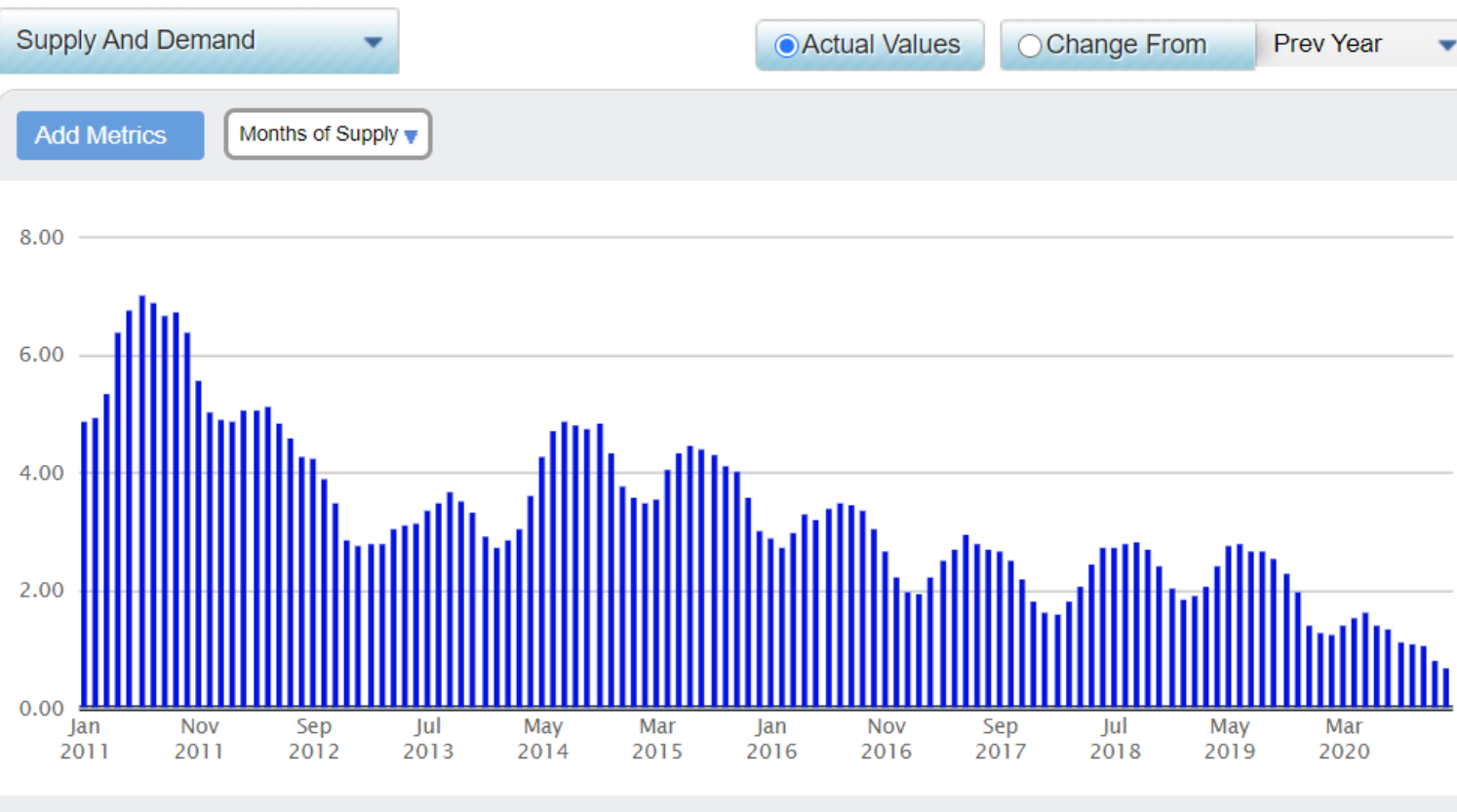


Housing Price Trends - Condo/Co-Op, 2011-2020



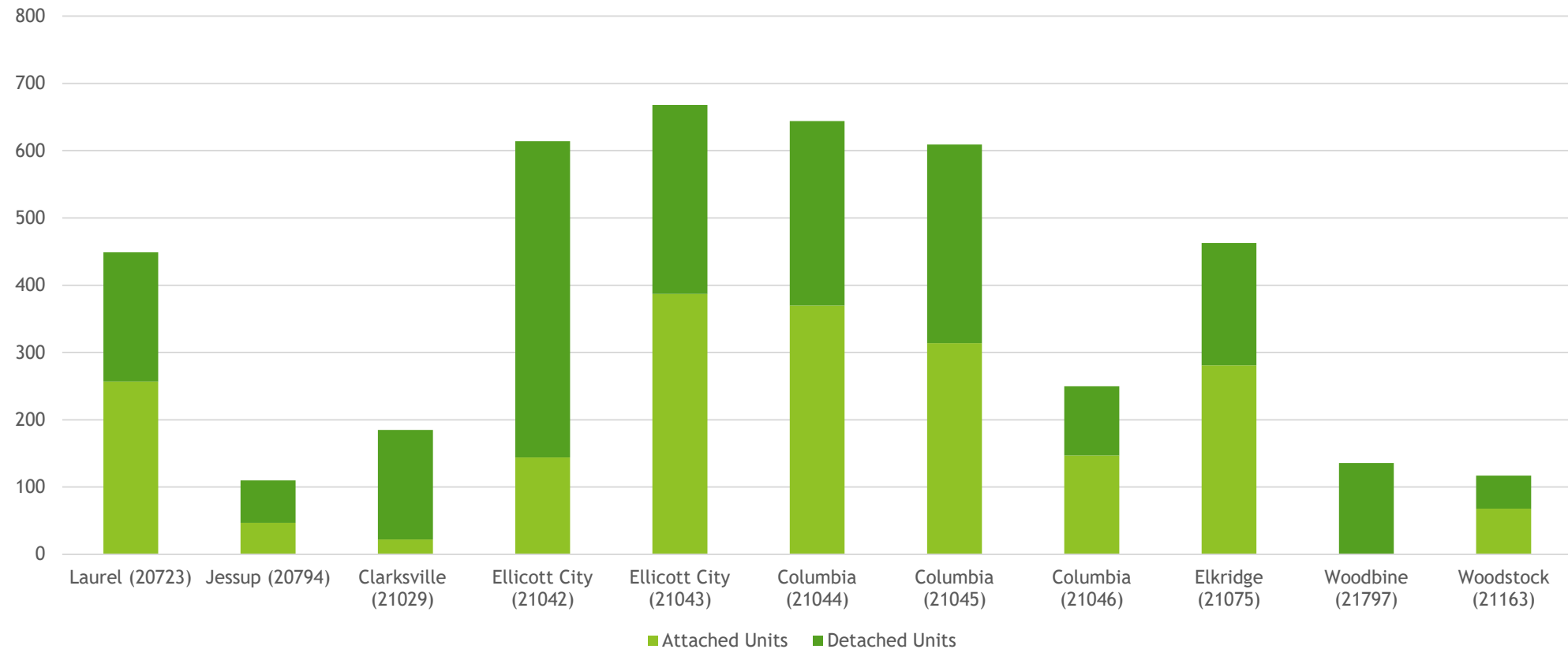
December 2020 Real Estate Statistics for

Howard County, MD

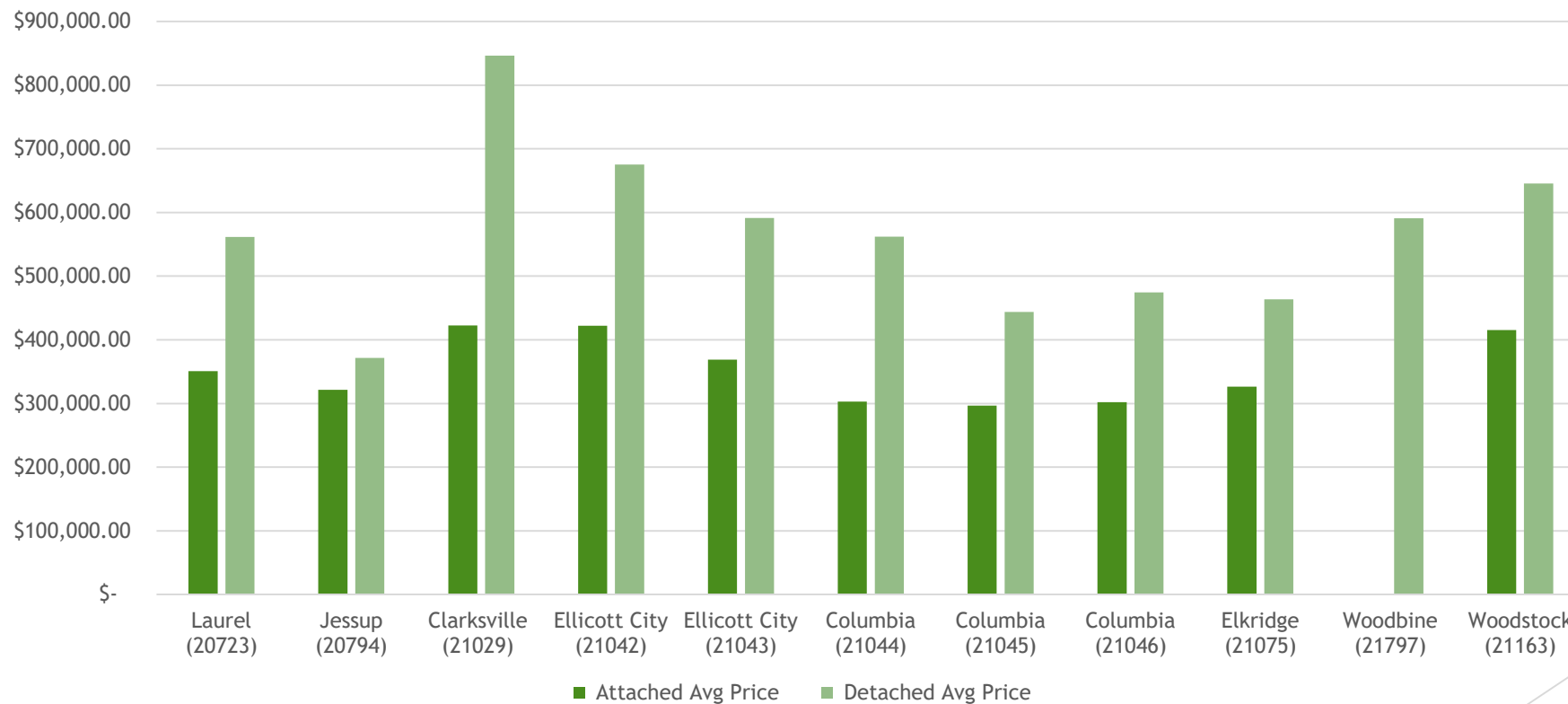


Housing Supply vs. Demand
(Months of Inventory)

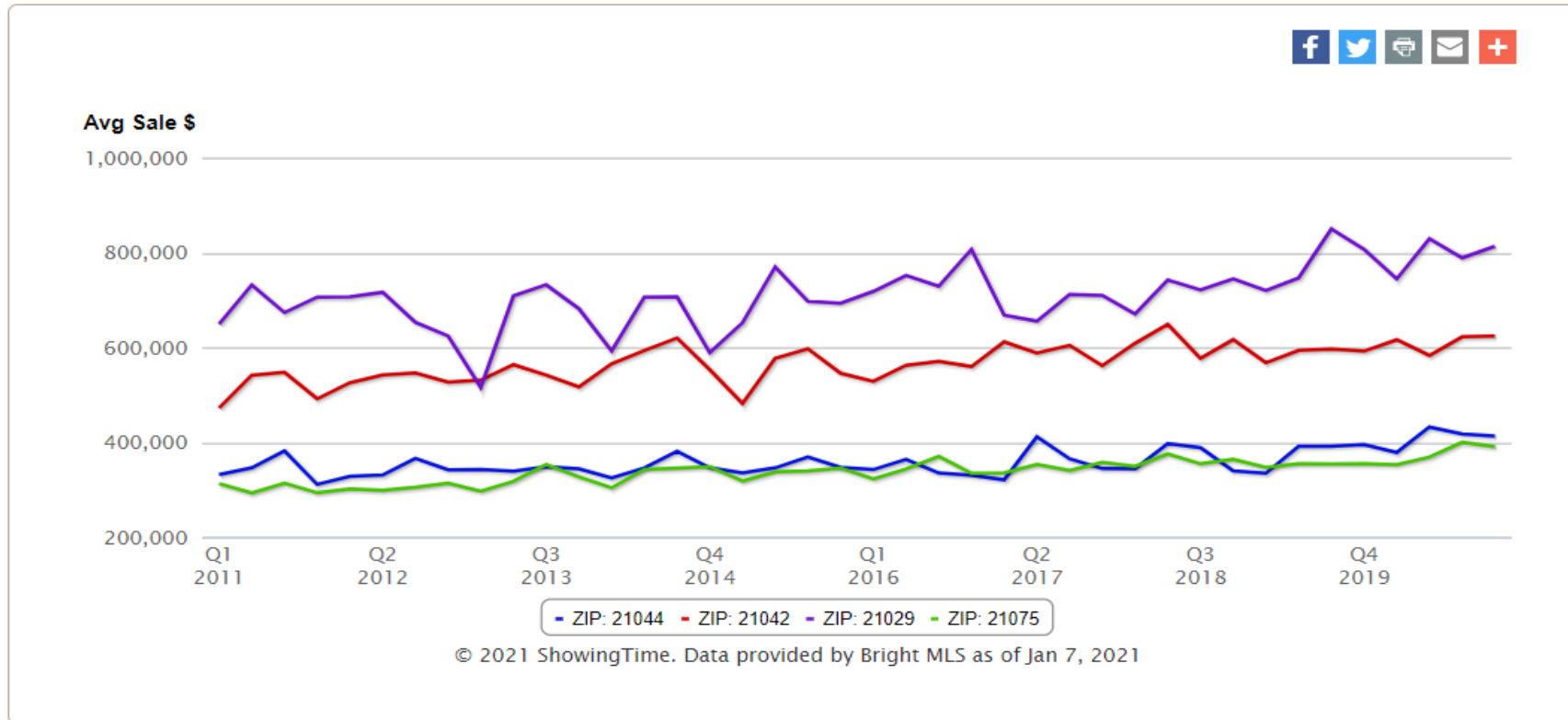
Number of Units Sold by Zip-Attached/Detached 2020



Average Sales Price by Zip - Attached/Detached 2020



10-Year Comparative Price Trends



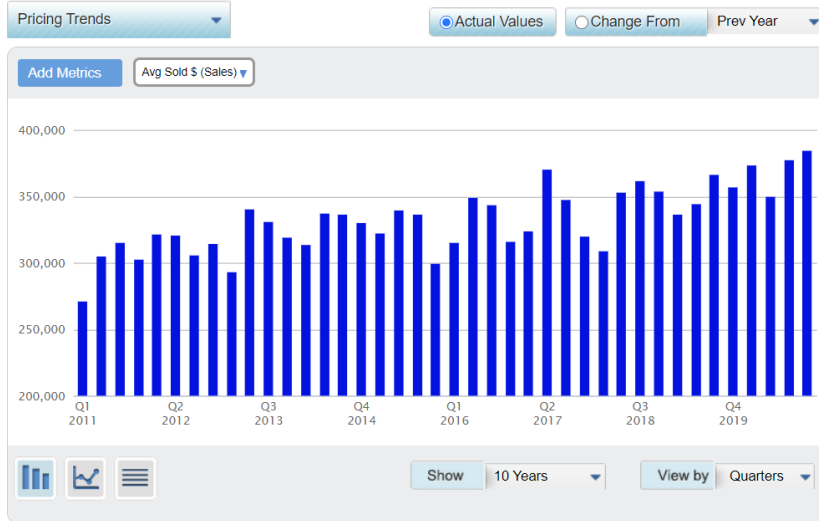
21029 - Clarksville

21042 - Ellicott City

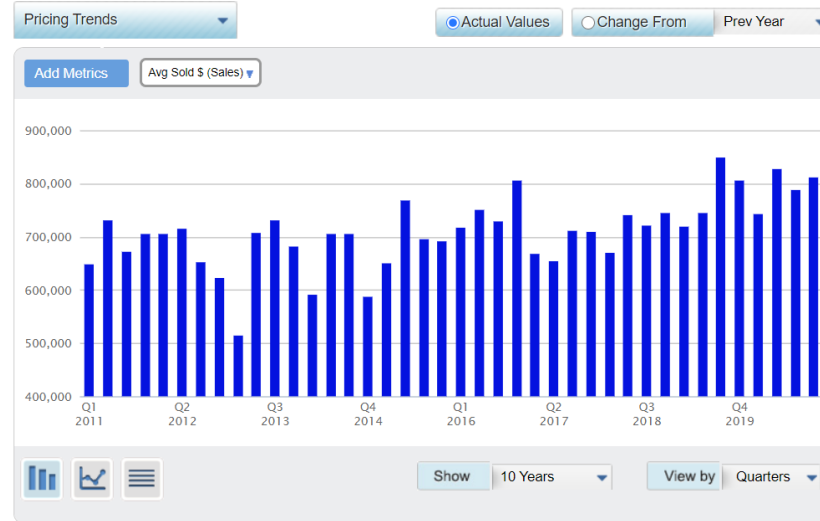
21044 - Columbia

21075 - Elkridge

December 2020 Real Estate Statistics for
21046, Columbia, MD

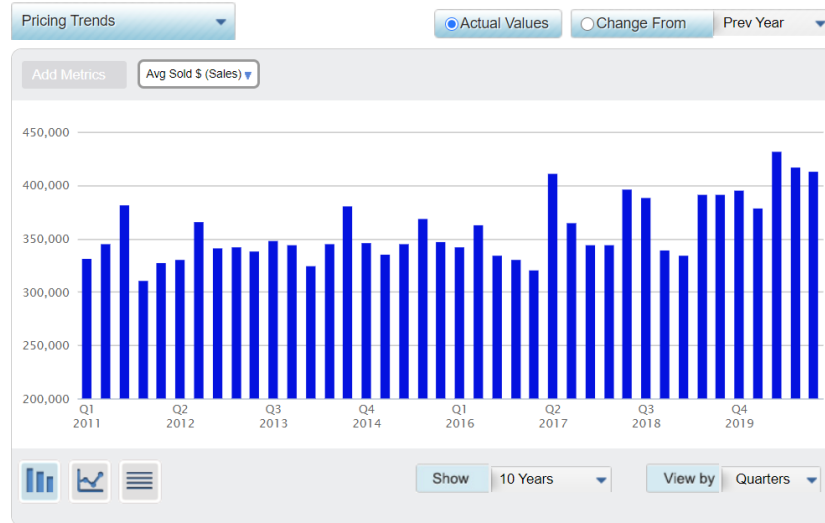


December 2020 Real Estate Statistics for
21029, Clarksville, MD

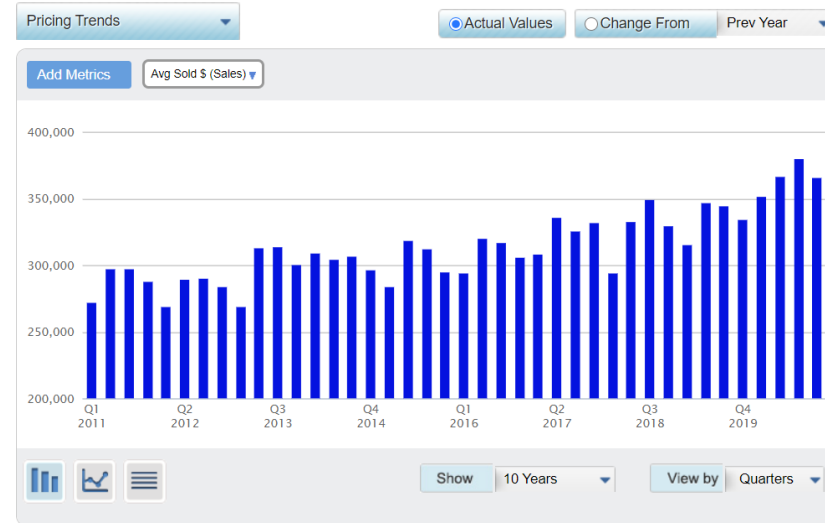


10-Year Pricing Trends by Zip

December 2020 Real Estate Statistics for
21044, Columbia, MD

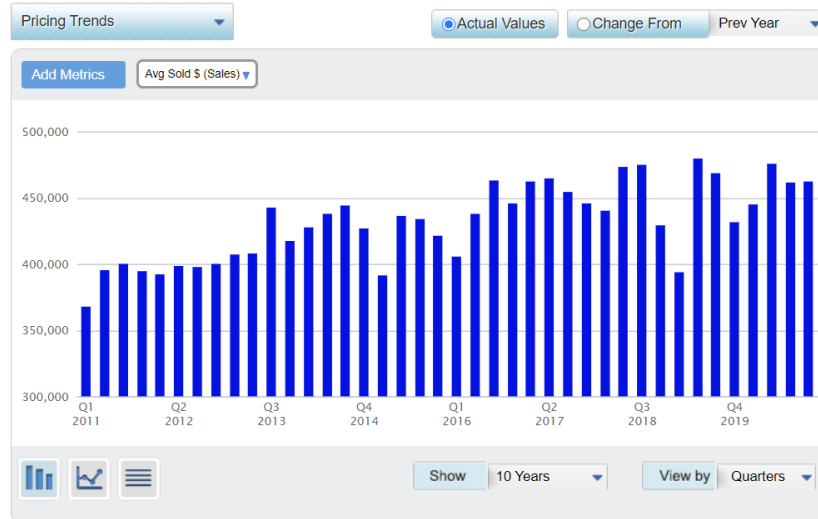


December 2020 Real Estate Statistics for
21045, Columbia, MD

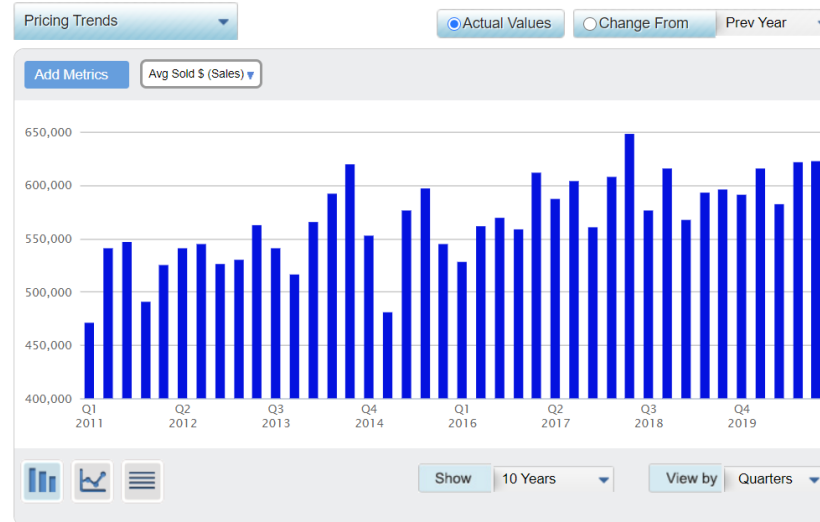


10-Year Pricing Trends by Zip

December 2020 Real Estate Statistics for
21043, Ellicott City, MD

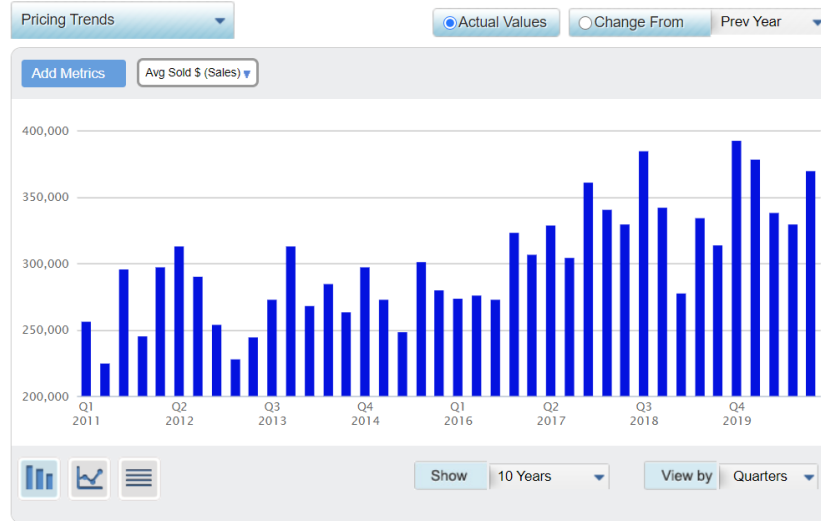


December 2020 Real Estate Statistics for
21042, Ellicott City, MD

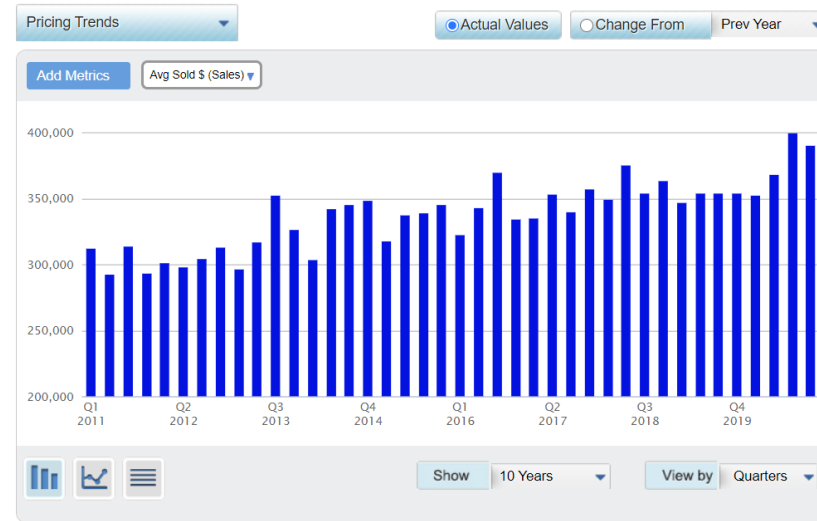


10-Year Pricing Trends by Zip

December 2020 Real Estate Statistics for
20794, Jessup, MD

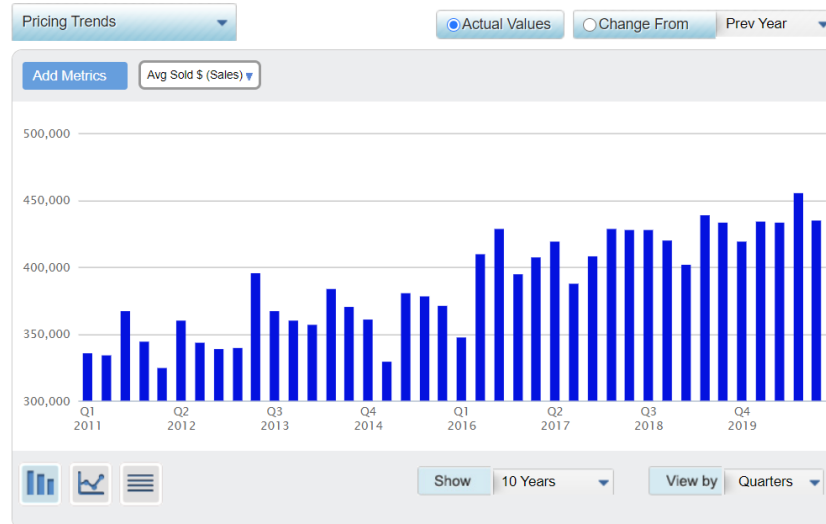


December 2020 Real Estate Statistics for
21075, Elkridge, MD

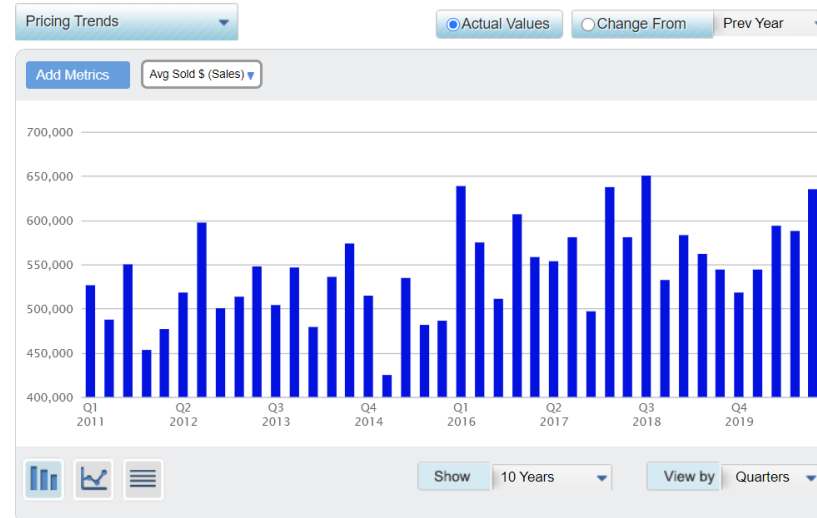


10-Year Pricing Trends by Zip

December 2020 Real Estate Statistics for
20723, Laurel, MD

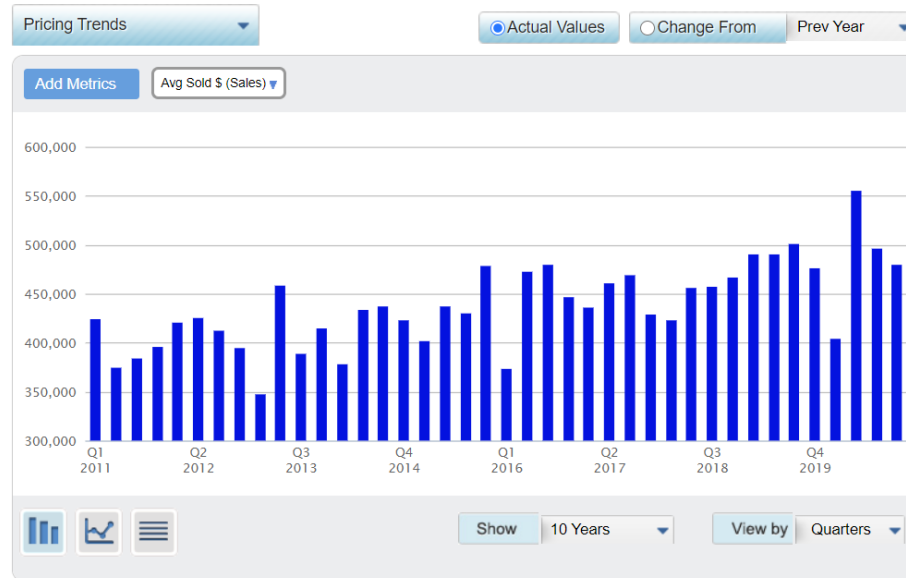


December 2020 Real Estate Statistics for
21797, Woodbine, MD



10-Year Pricing Trends by Zip

December 2020 Real Estate Statistics for
21163, Woodstock, MD

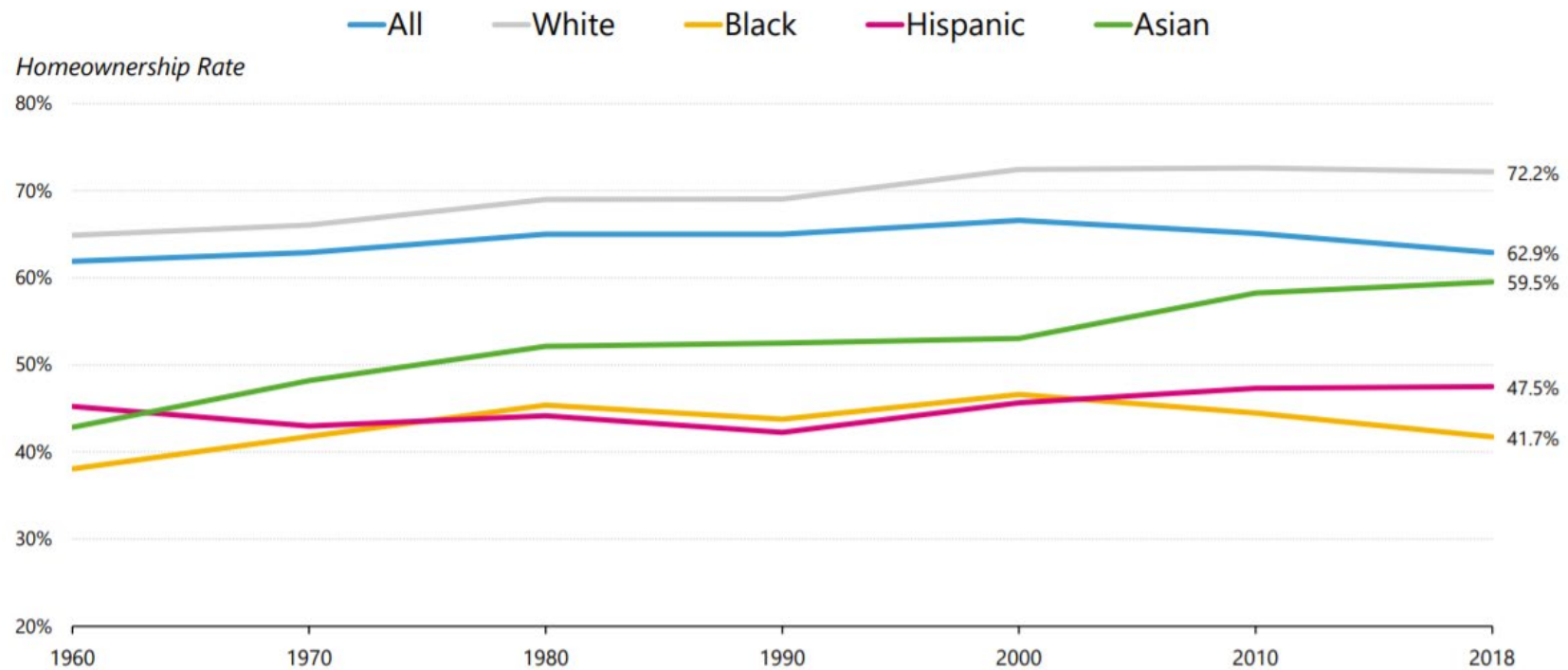


10-Year Pricing Trends by Zip

Equity in Housing - Challenges

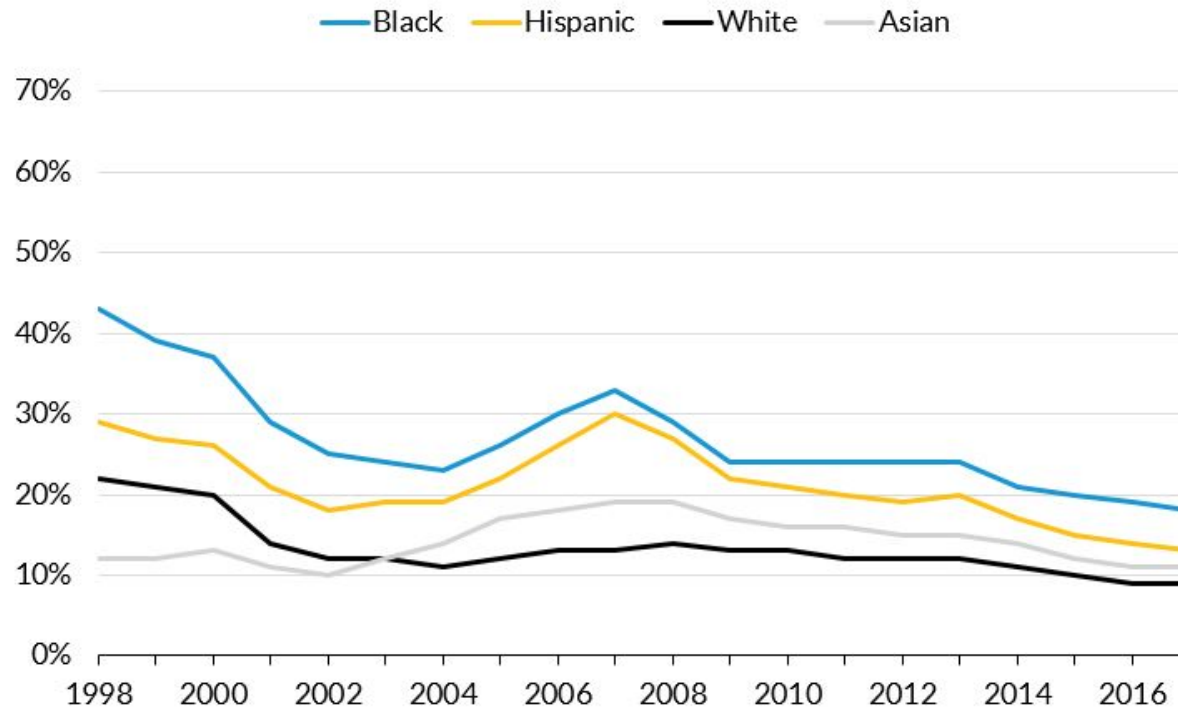
- ▶ Homeownership Rates
- ▶ Lending Inequities
- ▶ Appraisals
- ▶ Housing Appreciation and Home Equity

Homeownership rates over time, by race



Source: Urban Institute tabulations of American Community Survey Data.

Observed Denial Rates by Race and Ethnicity



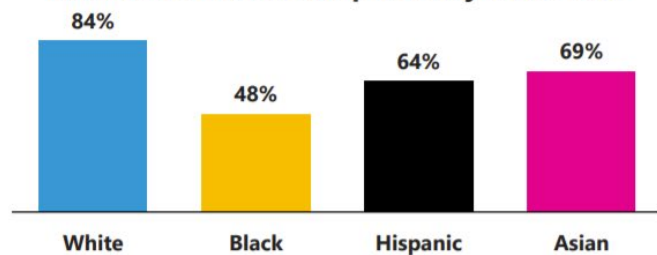
Sources: Home Mortgage Disclosure Act, CoreLogic, and the Urban Institute.

Note: Based on owner-occupied purchase mortgage applications.

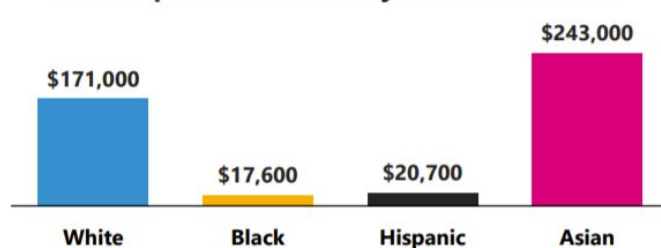
URBAN INSTITUTE

Intergenerational wealth and homeownership exacerbate racial homeownership inequalities

Parental homeownership rates by race, 2005-



Median parental wealth by race, 2005-2015



- A child's likelihood of being a homeowner increases **8.4 percentage points** if their parents are homeowners
- White parents have the highest homeownership rates of any race, and, on average, have greater wealth than Black and Hispanic parents
- The difference in parental homeownership and wealth explains **12 to 13 percent** of the homeownership gap between black and white young adults

Questions?

