

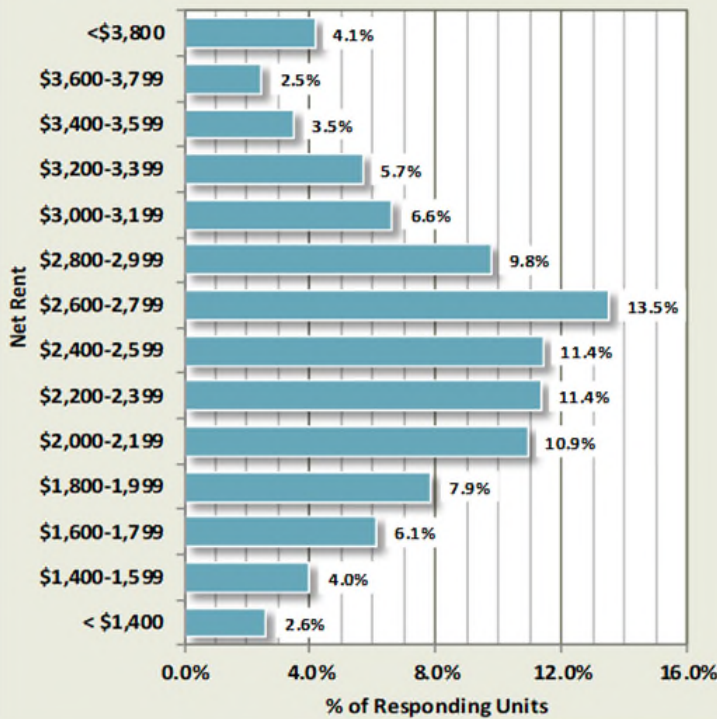
2024 Howard County Rental Survey



Thank you for participating in the 2024 Howard County Rental Survey. The following charts show the statistical results of the survey. Real Property Research Group (RPRG) sent questionnaires to 5,527 landlords or agents representing a combined 6,754 licensed rental units within the county. Agents representing 1,374 rental units responded with valid rental rate data. RPRG adjusted reported rents to reflect various utilities included in rent. Rent shown in this analysis is Net Rent and assumes that all utilities other than water/sewer and trash are paid by the tenant.

For more information, please call the Howard County Department of Housing and Community Development at 410-313-6320 or Real Property Research Group at 410-772-1004 ext. 6125.

Distribution of Net Rent



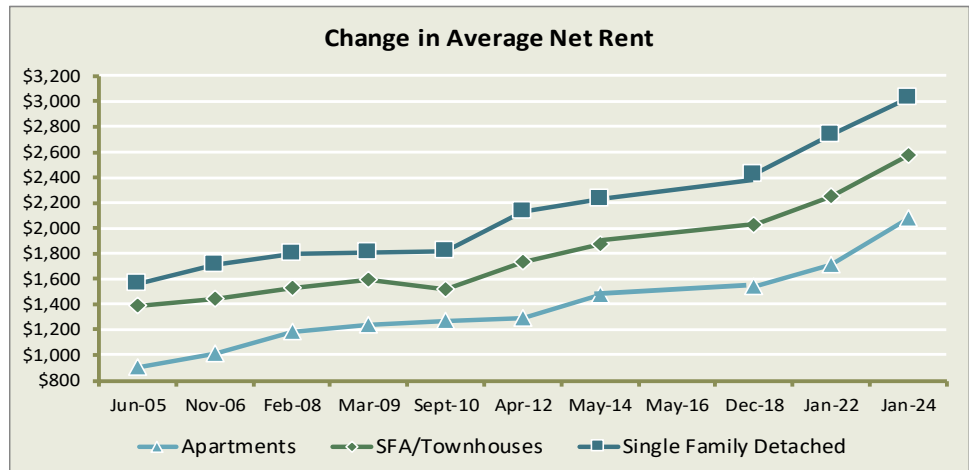
# of Bedrooms	# of Units	% of Units	Average Effect Rent	Average SqFt
Apartment				
1	49	14.2%	\$1,495	1,120
2	194	56.2%	\$2,000	1,126
3	98	28.4%	\$2,486	1,559
4+	4	1.2%	\$3,170	1,689
Total	345	100.0%	\$2,080	1,257

Single Family Attached/Townhouse				
1	6	0.8%	\$1,573	1,465
2	88	12.0%	\$2,092	1,191
3	522	71.2%	\$2,605	1,621
4+	117	16.0%	\$2,846	1,794
Total	733	100.0%	\$2,574	1,601

Single Family Detached				
2	21	7.2%	\$1,906	1,334
3	127	43.5%	\$2,777	1,604
4+	144	49.3%	\$3,449	2,396
Total	292	100.0%	\$3,023	1,980

All Scattered Units				
1	59	4.3%	\$1,493	1,159
2	303	22.1%	\$2,020	1,156
3	747	54.4%	\$2,619	1,610
4+	265	19.3%	\$3,179	2,119
Total	1,374	100.0%	\$2,547	1,597

Scattered Site Rental Units By Net Rent			
Rent Range	Units	% Units	
< \$1,400	36	2.6%	
\$1,400 - \$1,599	55	4.0%	
\$1,600 - \$1,799	84	6.1%	
\$1,800 - \$1,999	108	7.9%	
\$2,000 - \$2,199	150	10.9%	
\$2,200 - \$2,399	156	11.4%	
\$2,400 - \$2,599	157	11.4%	
\$2,600 - \$2,799	186	13.5%	
\$2,800 - \$2,999	134	9.8%	
\$3,000 - \$3,199	91	6.6%	
\$3,200 - \$3,399	78	5.7%	
\$3,400 - \$3,599	48	3.5%	
\$3,600 - \$3,799	34	2.5%	
\$3,800 over	57	4.1%	
Total	1,374	100.0%	
Median Rent			\$2,532
Average Rent			\$2,547



Change in Average Rent in Scattered Site Units by Structure Type

	Feb-08	Mar-09	Sep-10	Apr-12	May-14	Dec-18	Jan-22	Jan-24	Annual % Change			
									2012-2014	2014-2018	2018-2022	2022-2024
Apartments	\$1,181	\$1,236	\$1,267	\$1,296	\$1,417	\$1,538	\$1,708	\$2,080	4.3%	1.9%	3.5%	10.7%
Townhouses	\$1,524	\$1,590	\$1,519	\$1,736	\$1,872	\$2,023	\$2,255	\$2,574	3.6%	1.7%	3.7%	7.0%
SF Detached	\$1,798	\$1,810	\$1,815	\$2,130	\$2,230	\$2,420	\$2,736	\$3,023	2.2%	1.8%	4.2%	5.2%
Total	\$1,529	\$1,564	\$1,523	\$1,709	\$1,804	\$1,970	\$2,210	\$2,547	2.6%	2.0%	3.9%	7.5%

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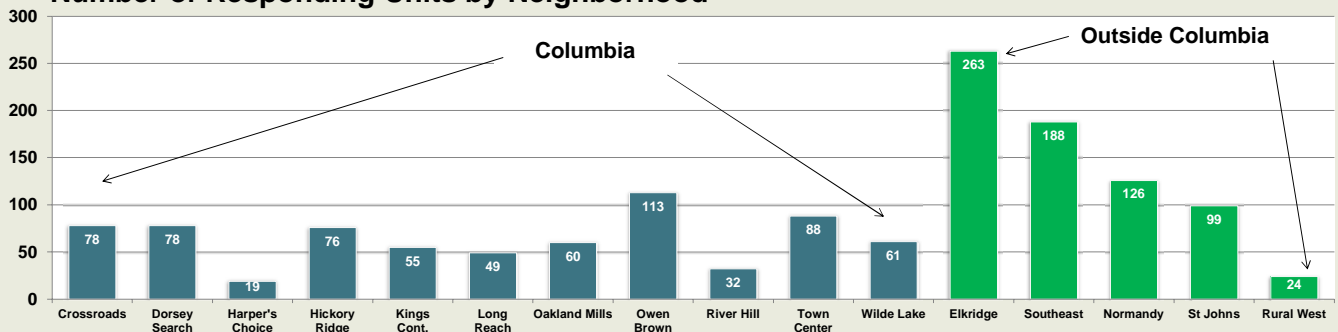


Scattered Site Units by Unit Type and Neighborhood

Columbia					Outside Columbia				
Unit Type	# of Units	% of Units	Avg. Rent	Avg. Sq. Ft.	Unit Type	# of Units	% of Units	Avg. Rent	Avg. Sq. Ft.
Crossroads					Oakland Mills				
APT	14	17.9%	\$2,206	1,369	APT	13	21.7%	\$1,745	960
TH	54	69.2%	\$2,414	1,460	TH	23	38.3%	\$2,158	1,259
SFD	10	12.8%	\$3,075	1,943	SFD	24	40.0%	\$2,894	1,570
Total	78	100%	\$2,461	1,506	Total	60	100%	\$2,363	1,319
Dorsey Search					Owen Brown				
APT	14	17.9%	\$2,206	1,369	APT	21	18.6%	\$1,777	1,023
TH	54	69.2%	\$2,414	1,460	TH	75	66.4%	\$2,440	1,416
SFD	10	12.8%	\$3,075	1,943	SFD	17	15.0%	\$2,749	1,625
Total	78	100%	\$2,461	1,506	Total	113	100%	\$2,364	1,374
Harper's Choice					River Hill				
APT	2	10.5%	\$1,518	933	APT	15	46.9%	\$2,857	1,614
TH	15	78.9%	\$2,696	1,647	TH	8	25.0%	\$3,072	2,135
SFD	2	10.5%	\$3,652	2,998	SFD	9	28.1%	\$3,735	2,802
Total	19	100%	\$2,672	1,714	Total	32	100%	\$3,158	2,078
Hickory Ridge					Town Center				
APT	18	23.7%	\$1,845	1,016	APT	56	63.6%	\$1,977	1,172
TH	48	63.2%	\$2,691	1,798	TH	30	34.1%	\$2,588	1,599
SFD	10	13.2%	\$3,004	1,719	SFD	2	2.3%	\$1,936	1,839
Total	76	100%	\$2,532	1,602	Total	88	100%	\$2,185	1,333
King's Contrivance					Wilde Lake				
APT	11	20.0%	\$1,905	1,074	APT	26	42.6%	\$1,937	1,268
TH	31	56.4%	\$2,588	1,483	TH	26	42.6%	\$2,412	1,427
SFD	13	23.6%	\$3,006	1,807	SFD	9	14.8%	\$3,041	2,160
Total	55	100%	\$2,550	1,478	Total	61	100%	\$2,302	1,467
Long Reach					All Columbia Neighborhoods				
APT	15	30.6%	\$1,686	959	APT	214	31.8%	\$2,009	1,171
TH	30	61.2%	\$2,377	1,478	TH	354	52.7%	\$2,499	1,518
SFD	4	8.2%	\$2,767	1,562	SFD	104	15.5%	\$2,999	1,863
Total	49	100%	\$2,197	1,326	Total	672	100%	\$2,420	1,461

Outside Columbia				
Unit Type	# of Units	% of Units	Avg. Rent	Avg. Sq. Ft.
Elkridge				
APT	79	30.0%	\$2,146	1,184
TH	147	55.9%	\$2,708	1,683
SFD	37	14.1%	\$2,907	1,772
Total	263	100%	\$2,567	1,546
Southeast				
APT	25	13.3%	\$2,420	1,786
TH	122	64.9%	\$2,554	1,581
SFD	41	21.8%	\$2,997	2,037
Total	188	100%	\$2,633	1,704
Normandy				
APT	13	10.3%	\$1,907	1,939
TH	77	61.1%	\$2,537	1,732
SFD	36	28.6%	\$3,072	2,039
Total	126	100%	\$2,625	1,844
St. John's				
APT	12	12.1%	\$2,500	1,837
TH	33	33.3%	\$2,940	1,942
SFD	54	54.5%	\$3,199	2,146
Total	99	100%	\$3,028	2,038
Rural West				
APT				
TH				
SFD	24	100%	\$2,877	2,301
Total	24	100%	\$2,877	2,301
All Neighborhoods Outside Columbia				
APT	131	18.7%	\$2,196	1,411
TH	379	54.1%	\$2,644	1,681
SFD	190	27.1%	\$3,036	2,046
Total	700	100%	\$2,667	1,732

Number of Responding Units by Neighborhood



Average Net Rent by Neighborhood

