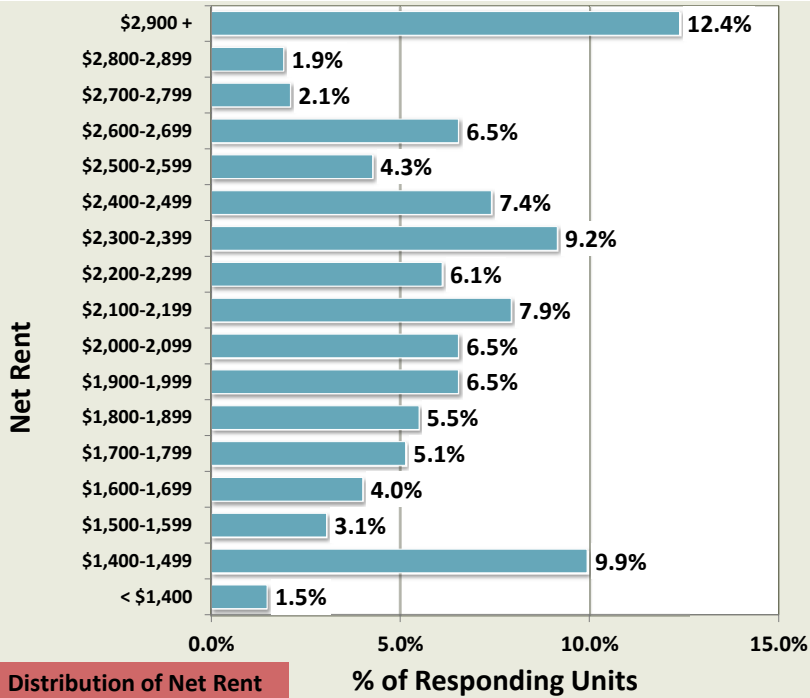


2022 Howard County Rental Survey



Thank you for participating in the 2022 Howard County Rental Survey. The following charts show the statistical results of the survey. Real Property Research Group (RPRG) sent questionnaires to 4,861 landlords or agents representing a combined 6,161 licensed rental units within the county. Agents representing 1,147 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. 6104.



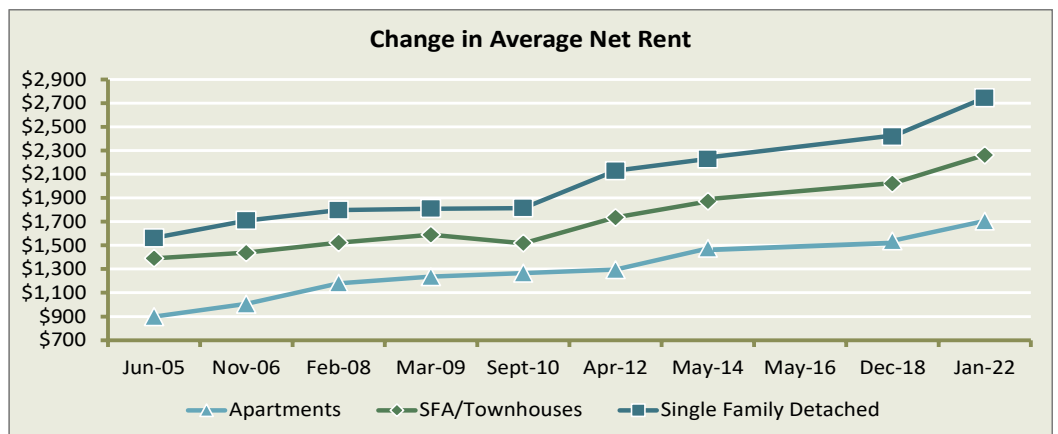
# of Bedrooms	# of Units	% of Units	Average Effect Rent	Average SqFt
Apartment				
Eff	4	1.5%	\$919	625
1	49	18.2%	\$1,228	736
2	153	56.9%	\$1,721	1,053
3	62	23.0%	\$2,099	1,478
4+	1	0.4%	\$2,105	1,346
Total	269	100.0%	\$1,708	1,099

Single Family Attached/Townhouse				
1	17	2.5%	\$1,517	1,503
2	77	11.4%	\$1,813	1,112
3	476	70.2%	\$2,278	1,590
4+	108	15.9%	\$2,585	1,828
Total	678	100.0%	\$2,255	1,572

Single Family Detached				
2	15	7.5%	\$1,725	1,721
3	65	32.5%	\$2,412	1,401
4+	120	60.0%	\$3,037	2,135
Total	200	100.0%	\$2,736	1,865

All Scattered Units				
Eff	4	0.3%	\$919	625
1	66	5.8%	\$1,302	892
2	245	21.4%	\$1,750	1,113
3	603	52.6%	\$2,274	1,558
4+	229	20.0%	\$2,820	1,987
Total	1,147	100.0%	\$2,210	1,516

Scattered Site Rental Units By Net Rent			
Rent Range	Units	% Units	
< \$999	17	1.5%	
\$1,000 \$1,099	114	9.9%	
\$1,100 \$1,199	35	3.1%	
\$1,200 \$1,299	46	4.0%	
\$1,300 \$1,399	59	5.1%	
\$1,400 \$1,499	63	5.5%	
\$1,500 \$1,599	75	6.5%	
\$1,600 \$1,699	75	6.5%	
\$1,700 \$1,799	91	7.9%	
\$1,800 \$1,899	70	6.1%	
\$1,900 \$1,999	105	9.2%	
\$2,000 \$2,099	85	7.4%	
\$2,100 \$2,199	49	4.3%	
\$2,200 \$2,299	75	6.5%	
\$2,300 \$2,399	24	2.1%	
\$2,400 \$2,499	22	1.9%	
\$2,500 over	142	12.4%	
Total	1,147	100.0%	
Median Rent			\$2,190
Average Rent			\$2,210



	Change in Average Rent in Scattered Site Units by Structure Type							Annual %Change		
	Feb-08	Mar-09	Sep-10	Apr-12	May-14	Dec-18	Jan-22	2012-2014	2014-2018	2018-2022
Apartments	\$1,181	\$1,236	\$1,267	\$1,296	\$1,417	\$1,538	\$1,708	4.3%	1.9%	3.5%
Townhouses	\$1,524	\$1,590	\$1,519	\$1,736	\$1,872	\$2,023	\$2,255	3.6%	1.7%	3.7%
SF Detached	\$1,798	\$1,810	\$1,815	\$2,130	\$2,230	\$2,420	\$2,736	2.2%	1.8%	4.2%
Total	\$1,529	\$1,564	\$1,523	\$1,709	\$1,804	\$1,970	\$2,210	2.6%	2.0%	3.9%

2022 Howard County Rental Survey



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	10	14.1%	\$1,993	1,251	APT	11	28.9%	\$1,400	913
TH	55	77.5%	\$2,215	1,570	TH	10	26.3%	\$1,809	1,297
SFD	6	8.5%	\$2,696	2,178	SFD	17	44.7%	\$2,461	1,528
Total	71	100%	\$2,224	1,576	Total	38	100%	\$1,982	1,289
Dorsey Search					Owen Brown				
APT	14	45.2%	\$1,831	1,048	APT	25	26.6%	\$1,349	1,000
TH	14	45.2%	\$2,293	1,407	TH	59	62.8%	\$2,180	1,444
SFD	3	9.7%	\$2,190	2,830	SFD	10	10.6%	\$2,561	1,444
Total	31	100%	\$2,074	1,382	Total	94	100%	\$2,000	1,337
Harper's Choice					River Hill				
APT	4	18.2%	\$1,342	815	APT	4	25.0%	\$2,431	1,436
TH	16	72.7%	\$2,394	1,634	TH	6	37.5%	\$3,014	2,232
SFD	2	9.1%	\$2,914	3,097	SFD	6	37.5%	\$3,592	
Total	22	100%	\$2,250	1,618	Total	16	100%	\$3,085	2,190
Hickory Ridge					Town Center				
APT	15	15.6%	\$1,554	912	APT	40	63.5%	\$1,705	1,147
TH	71	74.0%	\$2,349	1,760	TH	23	36.5%	\$2,360	1,680
SFD	10	10.4%	\$2,708	1,760	SFD				
Total	96	100%	\$2,262	1,628	Total	63	100%	\$1,944	1,342
King's Contrivance					Wilde Lake				
APT	8	15.1%	\$1,682	1,149	APT	23	42.6%	\$1,758	1,233
TH	30	56.6%	\$2,223	1,497	TH	28	51.9%	\$2,116	1,467
SFD	15	28.3%	\$2,766	1,661	SFD	3	5.6%	\$2,914	
Total	53	100%	\$2,295	1,491	Total	54	100%	\$2,008	1,384
Long Reach					All Columbia Neighborhoods				
APT	12	27.9%	\$1,431	906	APT	166	28.6%	\$1,641	1,081
TH	24	55.8%	\$2,152	1,442	TH	336	57.8%	\$2,249	1,571
SFD	7	16.3%	\$2,598	1,997	SFD	79	13.6%	\$2,697	1,846
Total	43	100%	\$2,024	1,383	Total	581	100%	\$2,136	1,471

Outside Columbia				
Unit Type	# of Units	% of Units	Avg. Rent	Avg. Sq. Ft.
Elkridge				
APT	69	30.0%	\$1,825	1,123
TH	136	59.1%	\$2,345	1,610
SFD	25	10.9%	\$2,534	1,749
Total	230	100%	\$2,210	1,481
Southeast				
APT	16	9.6%	\$1,882	1,207
TH	125	74.9%	\$2,149	1,446
SFD	26	15.6%	\$2,723	1,768
Total	167	100%	\$2,213	1,476
Normandy				
APT	11	12.0%	\$1,388	707
TH	62	67.4%	\$2,170	1,632
SFD	19	20.7%	\$2,581	1,837
Total	92	100%	\$2,161	1,611
St. John's				
APT	7	10.9%	\$2,241	1,393
TH	19	29.7%	\$2,688	1,972
SFD	38	59.4%	\$2,992	2,013
Total	64	100%	\$2,820	1,933
Rural West				
APT				
TH				
SFD	13	100.0%	\$2,862	2,009
Total	13	100%	\$2,862	2,009
All Neighborhoods Outside Columbia				
APT	103	18.2%	\$1,815	1,129
TH	342	60.4%	\$2,261	1,573
SFD	121	21.4%	\$2,761	1,878
Total	566	100%	\$2,287	1,563

