Howard County Housing Affordability Coalition

NEWS ROUNDUP

June 24, 2026

Housing is a Big Winner in Yesterday's Primary Election

Howard County

While the results are not yet official, it is clear that pro-housing candidates carried the day in yesterday's Democratic primary. We congratulate Vanessa Atterbeary on her win in the County Executive race, along with Kevin Chin, Janssen Evelyn, Christiana Rigby, and Jessica Nichols on their victories in their respective County Council races.

Writing this morning in *The Merriweather Post*, Jeremy Dommu summarized it well: "…For the last eight years, a pro-growth County Executive had to push his agenda through a Council that was, at best, mixed on growth. That tension shaped — and often stalled — major decisions about Downtown Columbia, housing, and development…. That dynamic appears to be over."

Maryland

Maryland housing inventory down, prices up. Maryland Realtors announced last week that active housing inventory fell 16.4% over the past years, from 18,402 houses available in May 2025 to 15,395 this May. New listings are also down, from 9,368 new listings in May 2025 to 7,296 this May, a 22.1% decline over the year. "We have to look at the larger perspective," said Matt Losak, executive director for the Montgomery County Renters Alliance. "We have a competing self-initiated narrative put forward by landlord developers [and] real estate lobbies that are trying to eliminate any regulation on their industries in order to maximize profits. It's up to our governments to balance public interest with development," he said. (Maryland Matters, June 18, 2026)

National

Housing market 'subdued' as affordability stress weighs on growth. Harvard University's

Joint Center for Housing Studies has released its annual *State of the Nation's Housing* report. On the homeownership side, roughly half of all listings were affordable in 2019 for a moderate-income household earning about $75,000. Today, that share has fallen to less than a quarter. The researchers calculate that a household needs an income of roughly $120,000 to afford a typical home these days. The state of the nation's housing is subdued: Construction is down, home sales are flat, and costs and cost burdens are up. While vacancy rates have rebounded from historic lows, particularly for rental units, housing shortages remain most severe at the low end of the market. (Harvard University's Joint Center for Housing Studies, June, 2026)

Related: Locally in Howard County,

- A household of 4 needs an income of $190,750 to afford a median priced home
- 47.7% of renters and 21.7% of mortgage holders experience housing cost burdens
- The County's current rental vacancy rate is a very tight 2.8%
- The vacancy rate for rent-subsidized rentals is an extremely tight 0.3%

Thank you.