

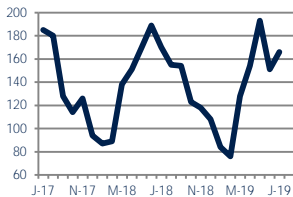
Focus On: Columbia and Clarksville Housing Market

July 2019

Zip Code(s): 21044, 21045, 21046 and 21029

Units Sold

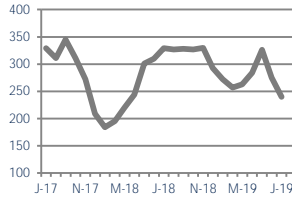
166



Down -2%
Vs. Year Ago

Active Inventory

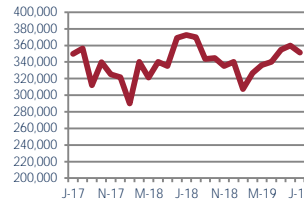
240



Down -27%
Vs. Year Ago

Median Sale Price

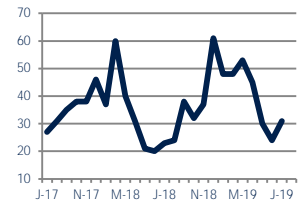
\$351,500



Down -6%
Vs. Year Ago

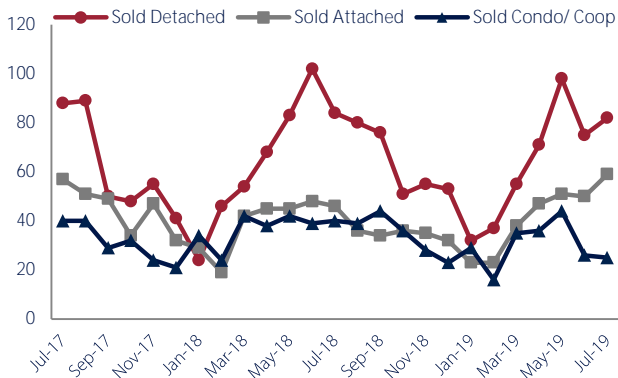
Days On Market

31



Up 35%
Vs. Year Ago

Units Sold*



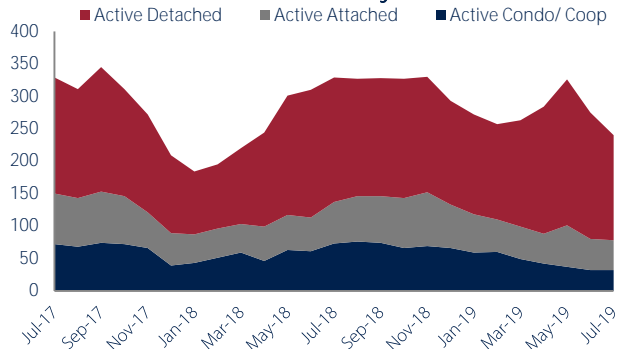
Units Sold

There was an increase in total units sold in July, with 166 sold this month in Columbia and Clarksville versus 151 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 2% versus July 2018.

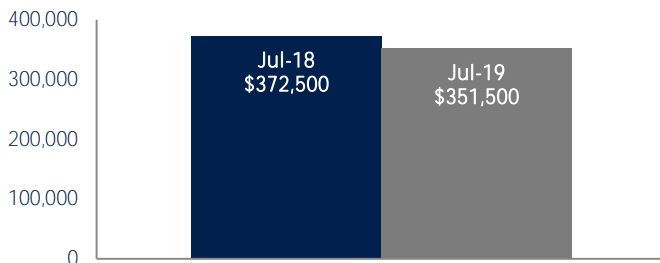
Active Inventory

Versus last year, the total number of homes available this month is lower by 89 units or 27%. The total number of active inventory this July was 240 compared to 329 in July 2018. This month's total of 240 is lower than the previous month's total supply of available inventory of 275, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Columbia and Clarksville Homes was \$372,500. This July, the median sale price was \$351,500, a decrease of 6% or \$21,000 compared to last year. The current median sold price is 2% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



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*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



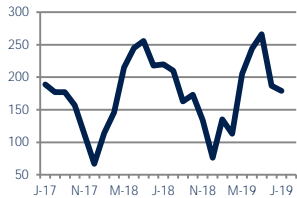
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July 2019

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New Listings

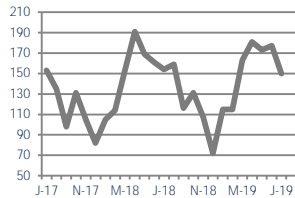
179



Down -19%
Vs. Year Ago

Current Contracts

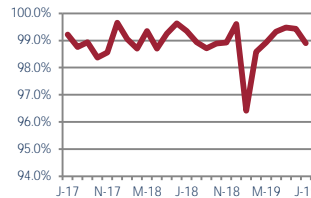
150



Down -3%
Vs. Year Ago

Sold Vs. List Price

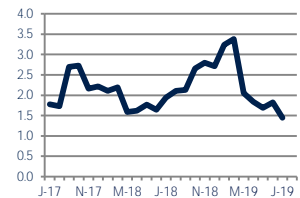
98.9%



No Change
Vs. Year Ago

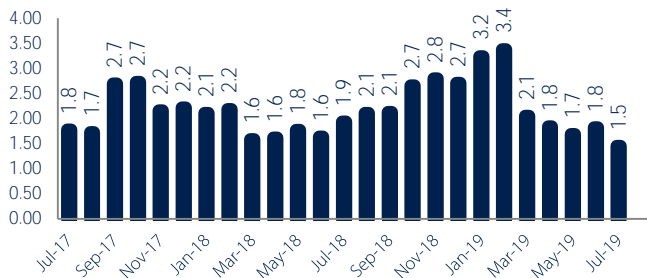
Months of Supply

1.5



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

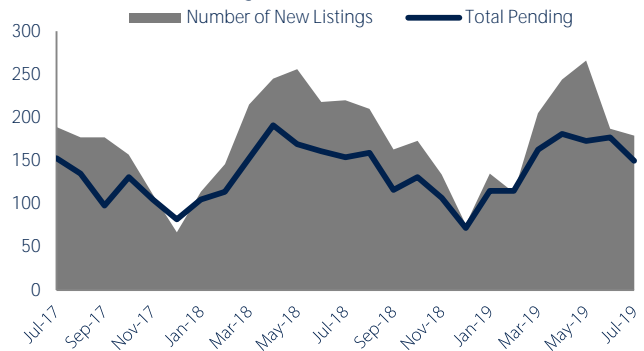
In July, there was 1.4 months of supply available in Columbia and Clarksville, compared to 1.9 in July 2018. That is a decrease of 25% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

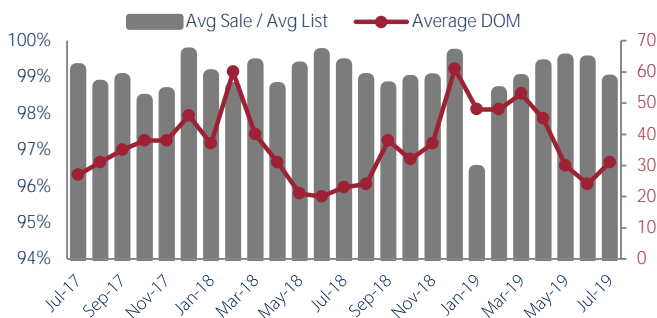
New Listings & Current Contracts

This month there were 179 homes newly listed for sale in Columbia and Clarksville compared to 220 in July 2018, a decrease of 19%. There were 150 current contracts pending sale this July compared to 154 a year ago. The number of current contracts is 3% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Columbia and Clarksville was 98.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 23, an increase of 35%.



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