

THE LONG & FOSTER MARKET MINUTE™

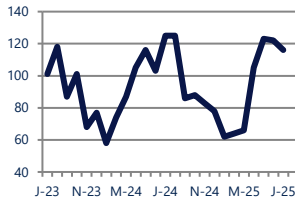
FOCUS ON: **COLUMBIA AND CLARKSVILLE HOUSING MARKET**

JULY 2025

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

Units Sold

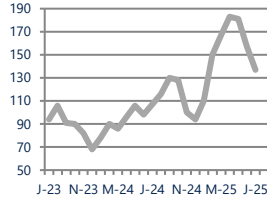
116



Down -7%
Vs. Year Ago

Active Inventory

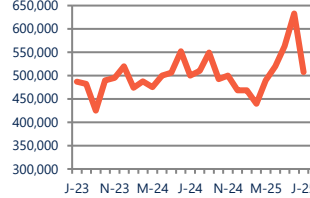
137



Up 28%
Vs. Year Ago

Median Sale Price

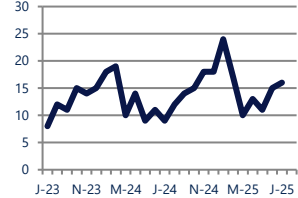
\$507,500



Up 1%
Vs. Year Ago

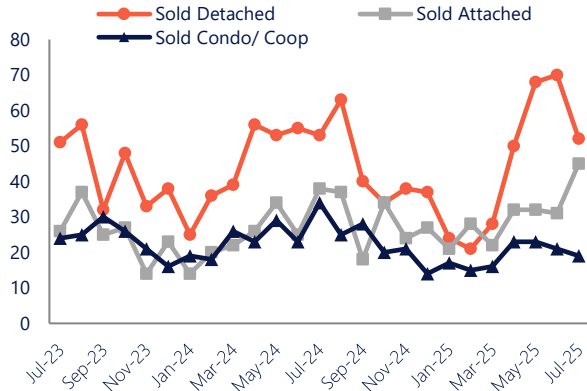
Days On Market

16



Up 78%
Vs. Year Ago

Units Sold*



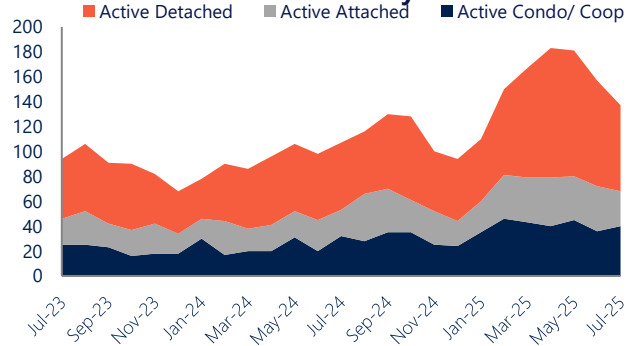
Units Sold

There was a decrease in total units sold in July, with 116 sold this month in Columbia and Clarksville versus 122 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 7% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 30 units or 28%. The total number of active inventory this July was 137 compared to 107 in July 2024. This month's total of 137 is lower than the previous month's total supply of available inventory of 157, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Columbia and Clarksville Homes was \$500,000. This July, the median sale price was \$507,500, an increase of 2% or \$7,500 compared to last year. The current median sold price is 20% 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.

Columbia and Clarksville are defined as properties listed in zip code/s 21044, 21045, 21046 and 21029.

*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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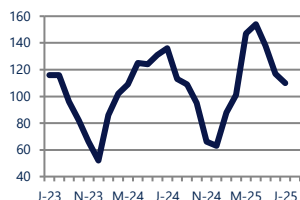
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JULY 2025

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

New Listings

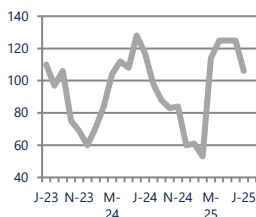
110



Down -19%
Vs. Year Ago

Current Contracts

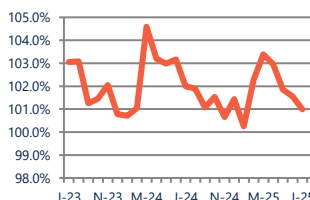
106



Down -9%
Vs. Year Ago

Sold Vs. List Price

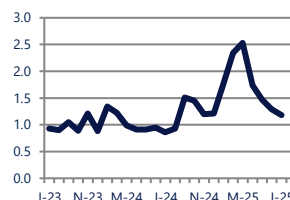
101.0%



Down -1%
Vs. Year Ago

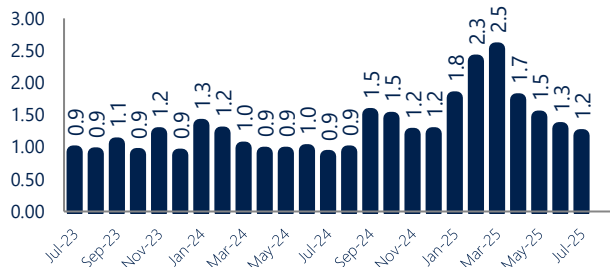
Months of Supply

1.2



Up 37%
Vs. Year Ago

Months Of Supply



Months of Supply

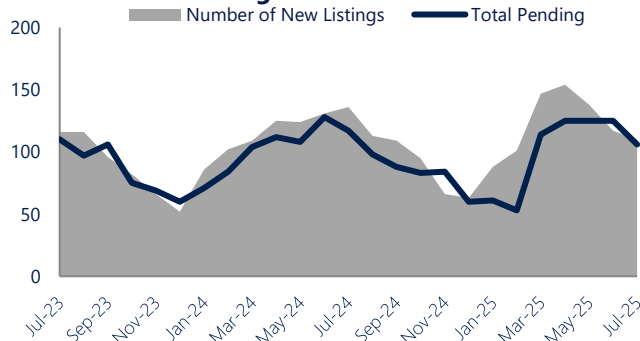
In July, there was 1.2 months of supply available in Columbia and Clarksville, compared to 0.9 in July 2024. That is an increase of 38% versus a year ago.

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.

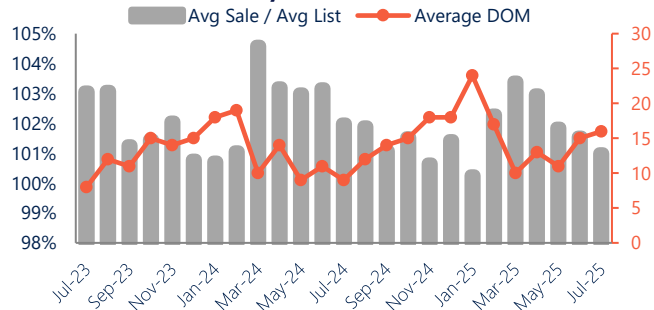
New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Columbia and Clarksville compared to 136 in July 2024, a decrease of 19%. There were 106 current contracts pending sale this July compared to 117 a year ago. The number of current contracts is 9% 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 101.0% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 9, an increase of 78%.

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