



# The Long & Foster Market Minute™

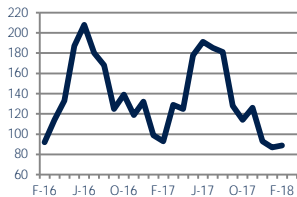
Focus On: Columbia and Clarksville Housing Market

February 2018

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

## Units Sold

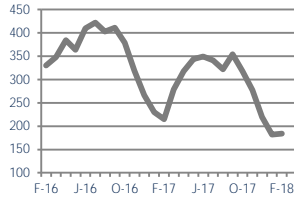
89



Down -4%  
Vs. Year Ago

## Active Inventory

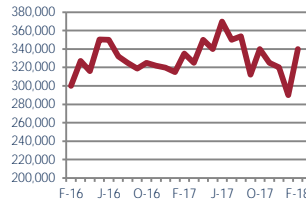
184



Down -14%  
Vs. Year Ago

## Median Sale Price

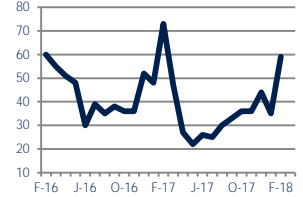
\$340,000



Up 1%  
Vs. Year Ago

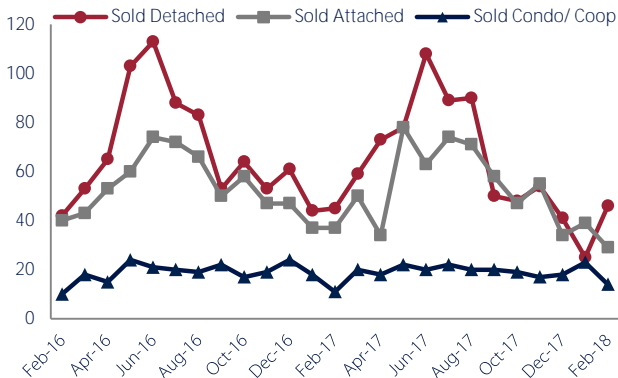
## Days On Market

59



Down -19%  
Vs. Year Ago

### Units Sold\*



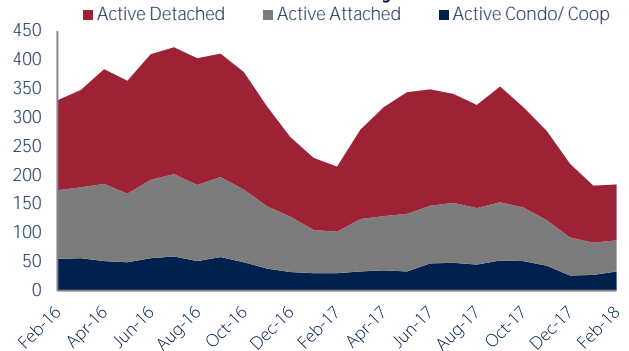
## Units Sold

There was an increase in total units sold in February, with 89 sold this month in Columbia and Clarksville versus 87 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 4% versus February 2017.

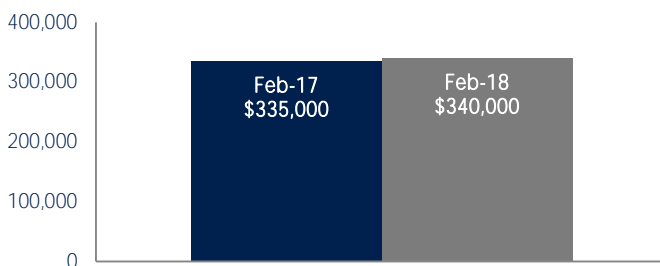
## Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 14%. The total number of active inventory this February was 184 compared to 215 in February 2017. This month's total of 184 is higher than the previous month's total supply of available inventory of 182, an increase of 1%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Columbia and Clarksville Homes was \$335,000. This February, the median sale price was \$340,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 17% higher than in January.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



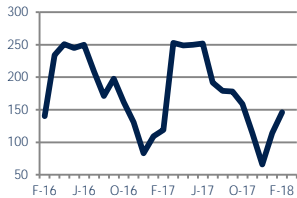
## Focus On: Columbia and Clarksville Housing Market

February 2018

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

### New Listings

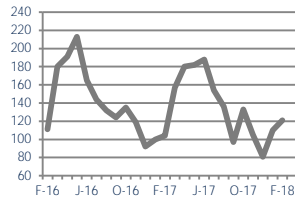
146



Up 23%  
Vs. Year Ago

### Current Contracts

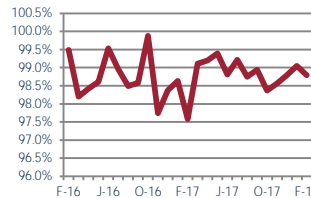
121



Up 16%  
Vs. Year Ago

### Sold Vs. List Price

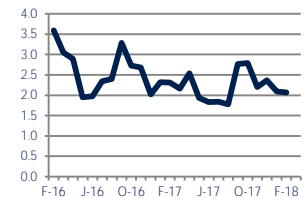
98.8%



Up 1.2%  
Vs. Year Ago

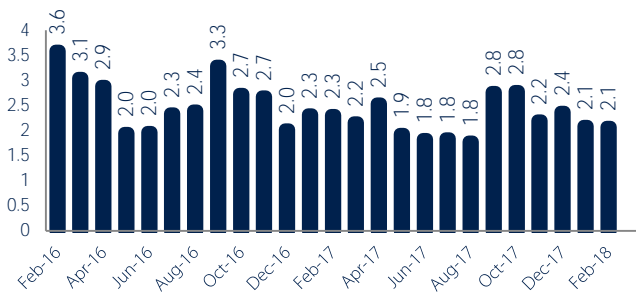
### Months of Supply

2.1



Down -10%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

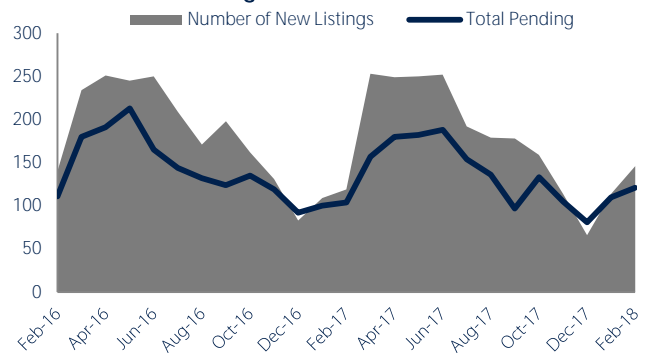
In February, there was 2.1 months of supply available in Columbia and Clarksville, compared to 2.3 in February 2017. That is a decrease of 11% versus a year ago.

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.

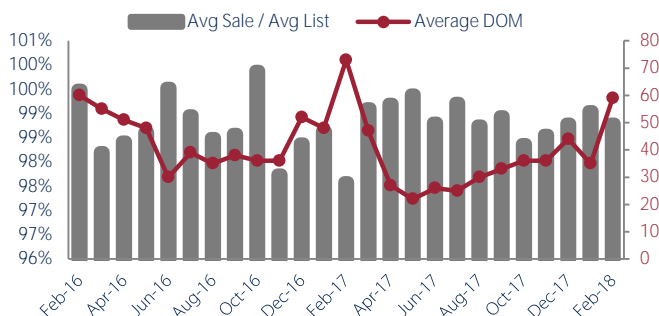
### New Listings & Current Contracts

This month there were 146 homes newly listed for sale in Columbia and Clarksville compared to 119 in February 2017, an increase of 23%. There were 121 current contracts pending sale this February compared to 104 a year ago. The number of current contracts is 16% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Columbia and Clarksville was 98.8% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 73, a decrease of 19%.



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