

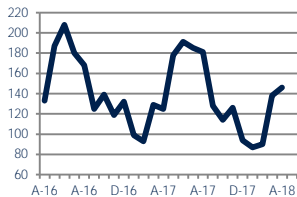
Focus On: Columbia and Clarksville Housing Market

April 2018

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

Units Sold

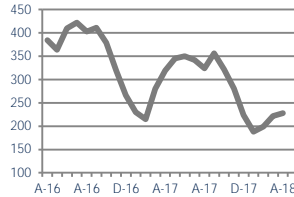
146



Up 17%
Vs. Year Ago

Active Inventory

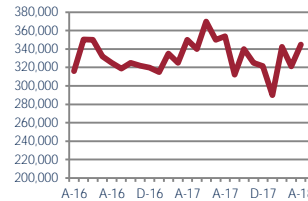
228



Down -29%
Vs. Year Ago

Median Sale Price

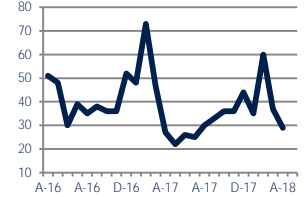
\$344,950



Down -1%
Vs. Year Ago

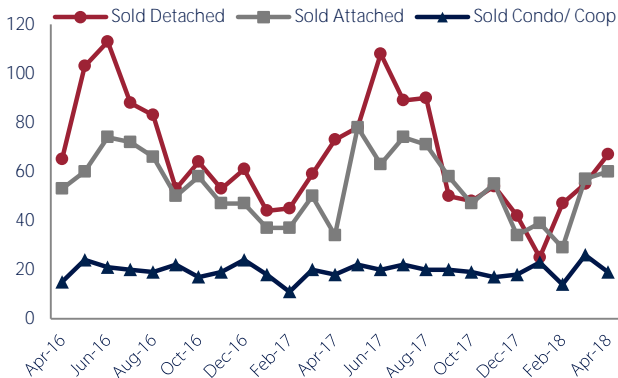
Days On Market

29



Up 7%
Vs. Year Ago

Units Sold*



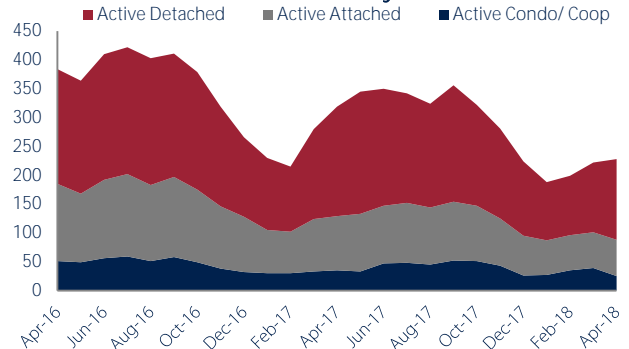
Units Sold

There was an increase in total units sold in April, with 146 sold this month in Columbia and Clarksville versus 138 last month, an increase of 6%. This month's total units sold was higher than at this time last year, an increase of 17% versus April 2017.

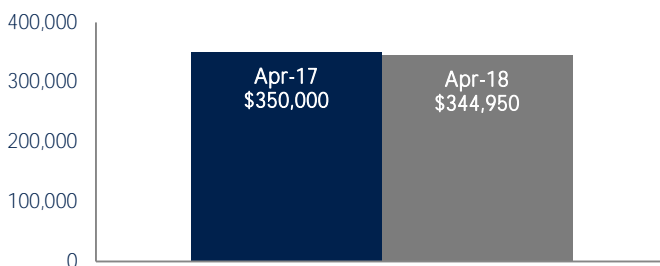
Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 29%. The total number of active inventory this April was 228 compared to 319 in April 2017. This month's total of 228 is higher than the previous month's total supply of available inventory of 222, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Columbia and Clarksville Homes was \$350,000. This April, the median sale price was \$344,950, a decrease of 1% or \$5,050 compared to last year. The current median sold price is 7% higher than in March.

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.



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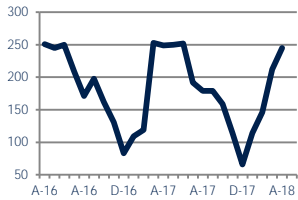
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April 2018

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

New Listings

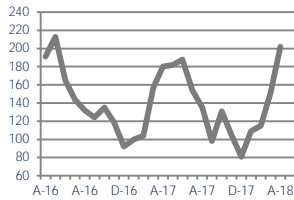
245



Down -2%
Vs. Year Ago

Current Contracts

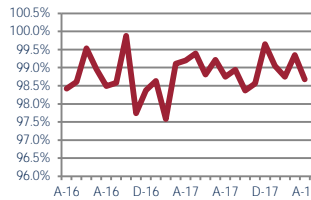
202



Up 12%
Vs. Year Ago

Sold Vs. List Price

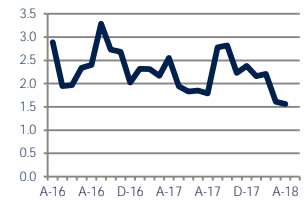
98.7%



Down -0.5%
Vs. Year Ago

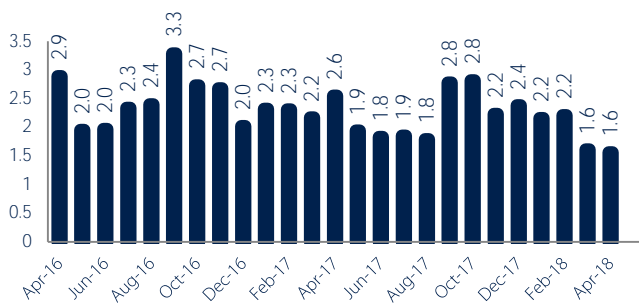
Months of Supply

1.6



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

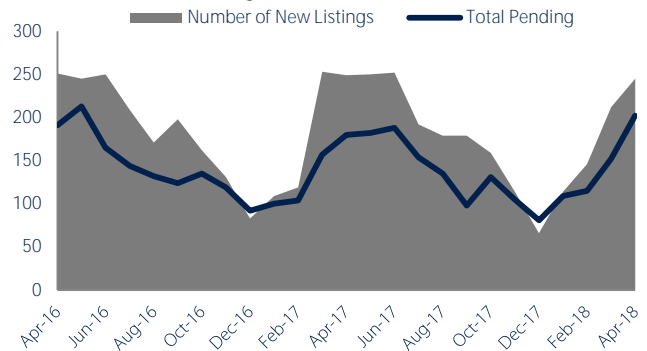
In April, there was 1.6 months of supply available in Columbia and Clarksville, compared to 2.6 in April 2017. That is a decrease of 39% versus a year ago.

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.

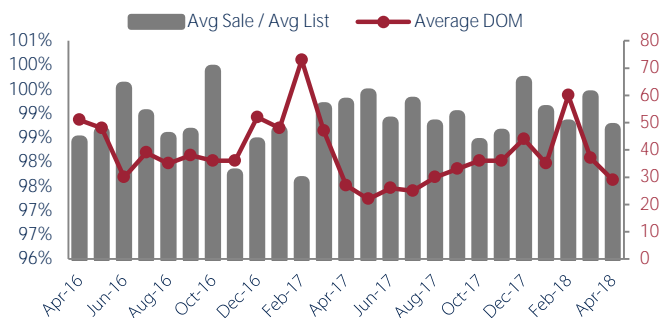
New Listings & Current Contracts

This month there were 245 homes newly listed for sale in Columbia and Clarksville compared to 249 in April 2017, a decrease of 2%. There were 202 current contracts pending sale this April compared to 180 a year ago. The number of current contracts is 12% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Columbia and Clarksville was 98.7% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 27, an increase of 7%.



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