



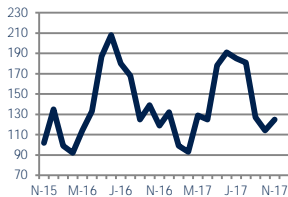
Focus On: Columbia and Clarksville Housing Market

November 2017

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

Units Sold

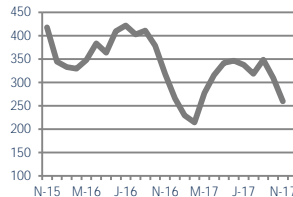
125



Up 5%
Vs. Year Ago

Active Inventory

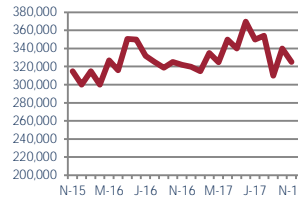
260



Down -18%
Vs. Year Ago

Median Sale Price

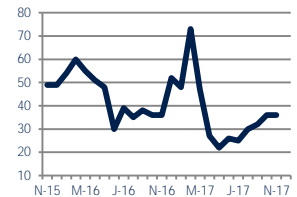
\$325,000



Up 1%
Vs. Year Ago

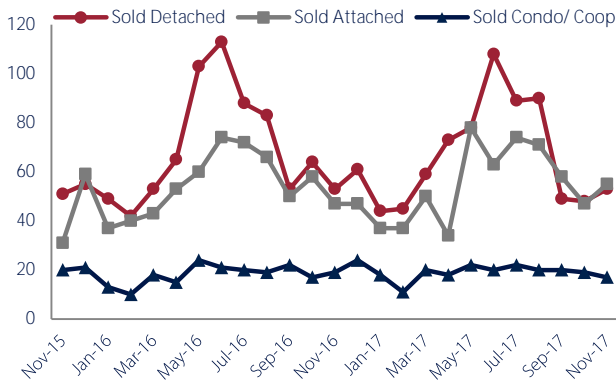
Days On Market

36



No Change
Vs. Year Ago

Units Sold*



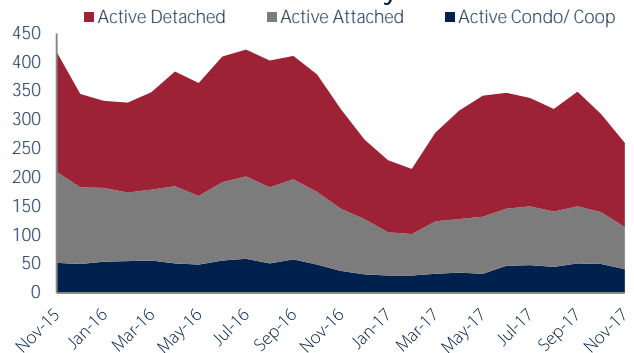
Units Sold

There was an increase in total units sold in November, with 125 sold this month in Columbia and Clarksville versus 114 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 5% versus November 2016.

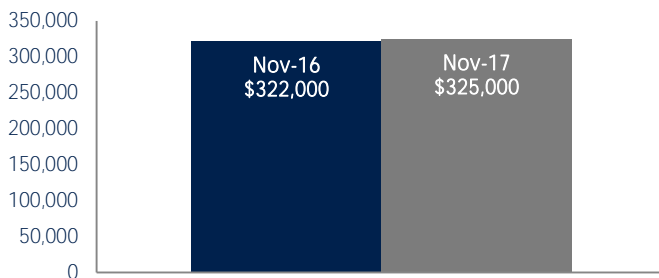
Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 18%. The total number of active inventory this November was 260 compared to 319 in November 2016. This month's total of 260 is lower than the previous month's total supply of available inventory of 310, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last November, the median sale price for Columbia and Clarksville Homes was \$322,000. This November, the median sale price was \$325,000, an increase of 1% or \$3,000 compared to last year. The current median sold price is 4% lower than in October.

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

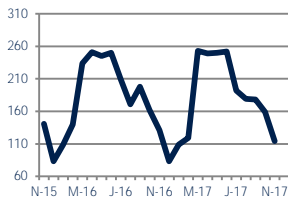
Focus On: Columbia and Clarksville Housing Market

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

New Listings

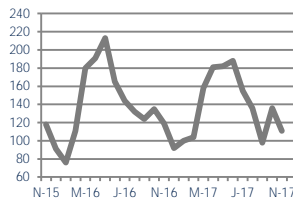
114



Down -13%
Vs. Year Ago

Current Contracts

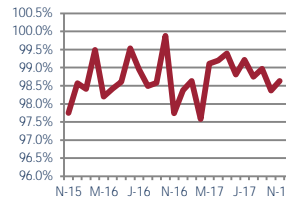
111



Down -7%
Vs. Year Ago

Sold Vs. List Price

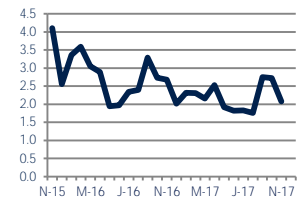
98.6%



Up 0.9%
Vs. Year Ago

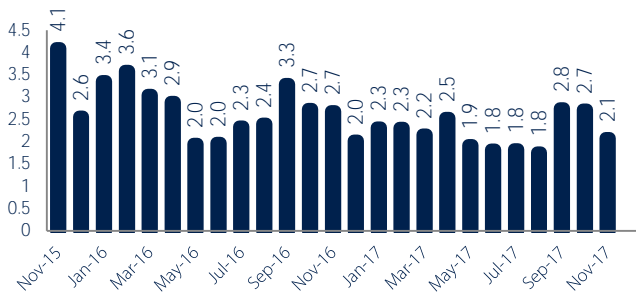
Months of Supply

2.1



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

In November, there was 2.1 months of supply available in Columbia and Clarksville, compared to 2.7 in November 2016. That is a decrease of 22% versus a year ago.

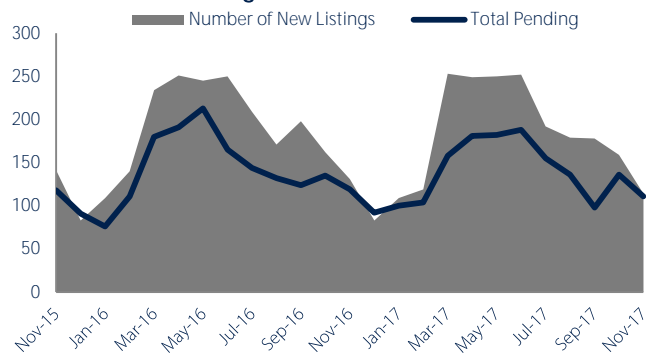
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

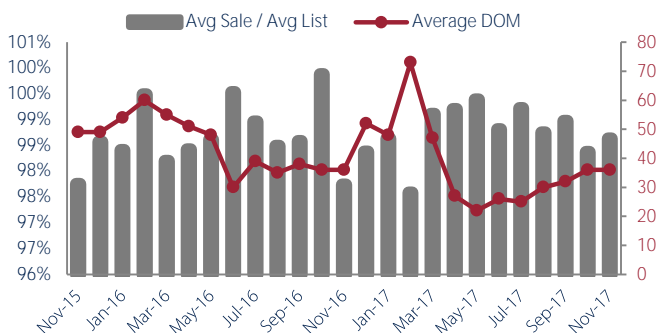
This month there were 114 homes newly listed for sale in Columbia and Clarksville compared to 131 in November 2016, a decrease of 13%.

There were 111 current contracts pending sale this November compared to 119 a year ago. The number of current contracts is 7% lower than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Columbia and Clarksville was 98.6% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, which is similar compared to a year ago.