



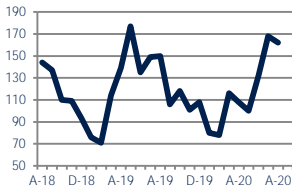
# The Long & Foster Market Minute™

## Focus On: Columbia Housing Market

August 2020

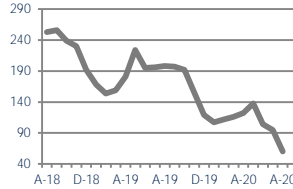
Zip Code(s): 21044, 21045 and 21046

**Units Sold**  
162



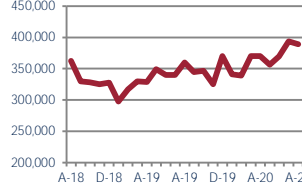
**Up 8%**  
Vs. Year Ago

**Active Inventory**  
60



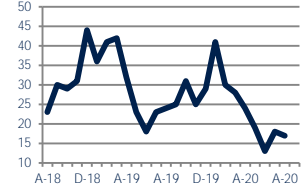
**Down -70%**  
Vs. Year Ago

**Median Sale Price**  
\$389,000



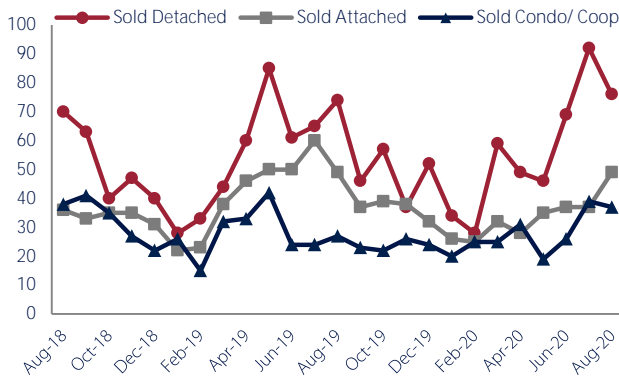
**Up 8%**  
Vs. Year Ago

**Days On Market**  
17



**Down -29%**  
Vs. Year Ago

### Units Sold\*



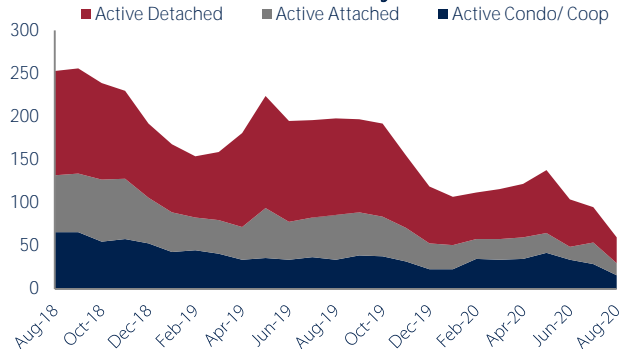
### Units Sold

There was a decrease in total units sold in August, with 162 sold this month in Columbia versus 168 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 8% versus August 2019.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 138 units or 70%. The total number of active inventory this August was 60 compared to 198 in August 2019. This month's total of 60 is lower than the previous month's total supply of available inventory of 95, a decrease of 37%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Columbia Homes was \$359,995. This August, the median sale price was \$389,000, an increase of 8% or \$29,005 compared to last year. The current median sold price is 1% lower than in July.

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

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

\*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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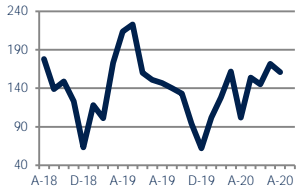
## Focus On: Columbia Housing Market

August 2020

Zip Code(s): 21044, 21045 and 21046

### New Listings

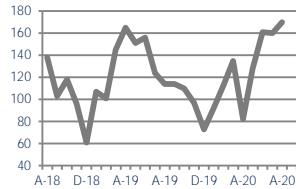
161



Up 10%  
Vs. Year Ago

### Current Contracts

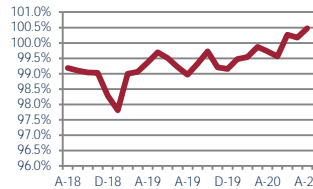
170



Up 49%  
Vs. Year Ago

### Sold Vs. List Price

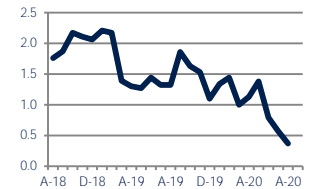
100.5%



Up 1.5%  
Vs. Year Ago

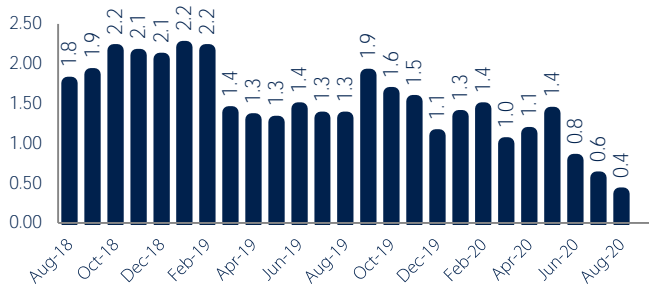
### Months of Supply

0.4



Down -72%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

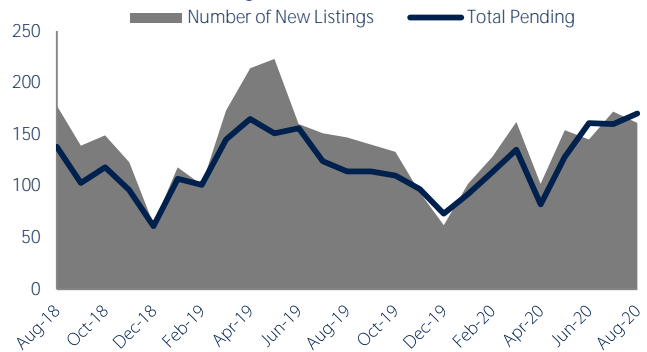
In August, there was 0.4 months of supply available in Columbia, compared to 1.3 in August 2019. That is a decrease of 72% versus a year ago.

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.

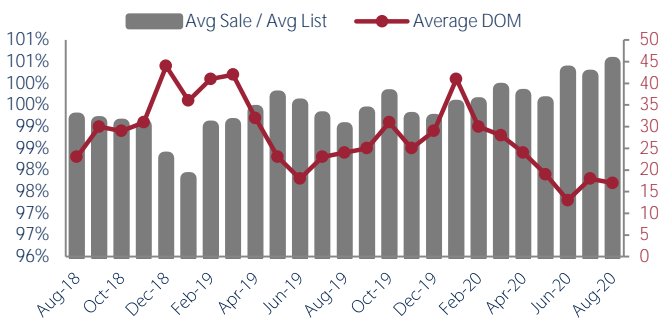
### New Listings & Current Contracts

This month there were 161 homes newly listed for sale in Columbia compared to 147 in August 2019, an increase of 10%. There were 170 current contracts pending sale this August compared to 114 a year ago. The number of current contracts is 49% higher than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Columbia was 100.5% of the average list price, which is 1.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 24, a decrease of 29%.



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