

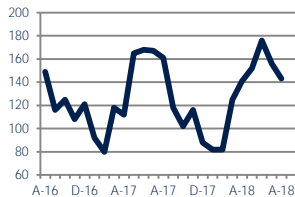
Focus On: Columbia Housing Market

August 2018

Zip Code(s): 21044, 21045 and 21046

Units Sold

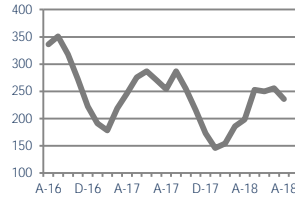
143



Down -11%
Vs. Year Ago

Active Inventory

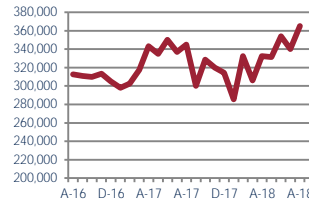
236



Down -7%
Vs. Year Ago

Median Sale Price

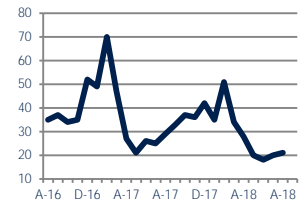
\$365,000



Up 6%
Vs. Year Ago

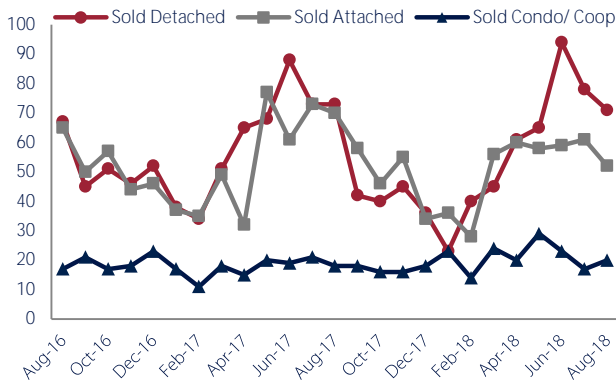
Days On Market

21



Down -28%
Vs. Year Ago

Units Sold*



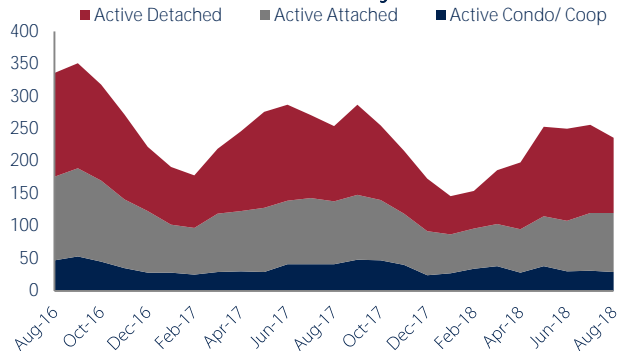
Units Sold

There was a decrease in total units sold in August, with 143 sold this month in Columbia versus 156 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 11% versus August 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 7%. The total number of active inventory this August was 236 compared to 254 in August 2017. This month's total of 236 is lower than the previous month's total supply of available inventory of 256, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Columbia Homes was \$345,000. This August, the median sale price was \$365,000, an increase of 6% or \$20,000 compared to last year. The current median sold price is 7% higher 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 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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INTERNATIONAL REAL ESTATE



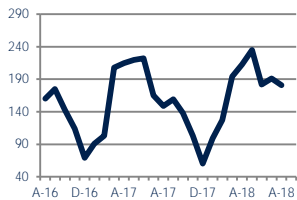
Focus On: Columbia Housing Market

August 2018

Zip Code(s): 21044, 21045 and 21046

New Listings

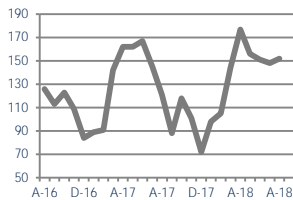
181



Up 21%
Vs. Year Ago

Current Contracts

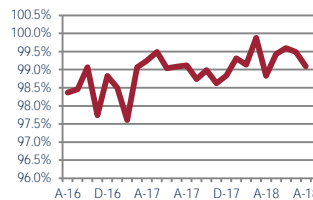
152



Up 26%
Vs. Year Ago

Sold Vs. List Price

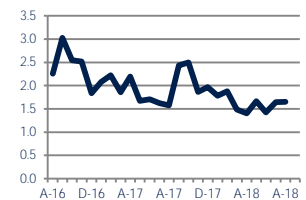
99.1%



No Change
Vs. Year Ago

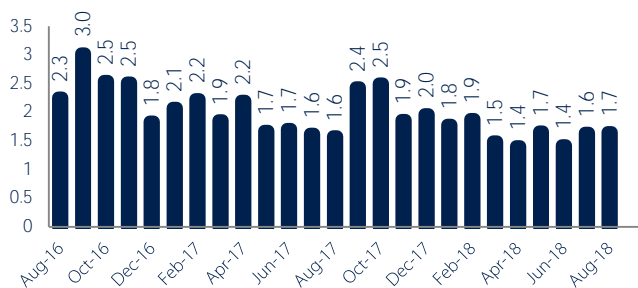
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

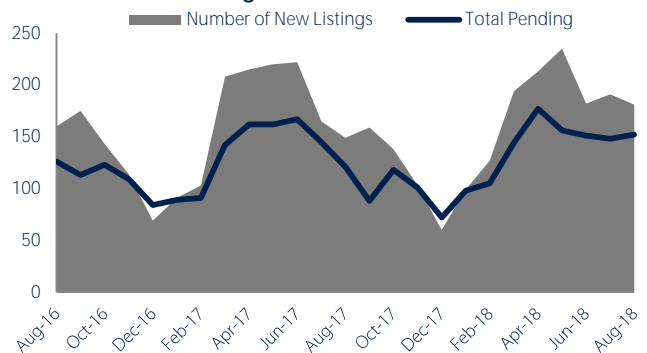
In August, there was 1.7 months of supply available in Columbia. The amount of supply is similar compared to a year ago.

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.

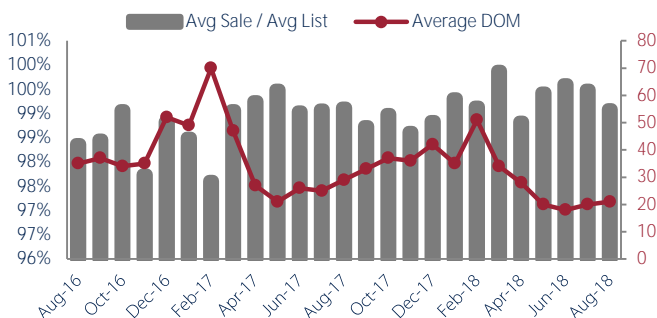
New Listings & Current Contracts

This month there were 181 homes newly listed for sale in Columbia compared to 149 in August 2017, an increase of 21%. There were 152 current contracts pending sale this August compared to 121 a year ago. The number of current contracts is 26% 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 99.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 29, a decrease of 28%.



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