



# The Long & Foster Market Minute™

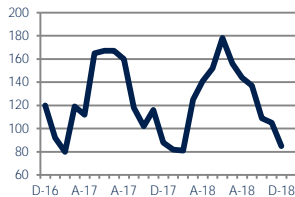
Focus On: Columbia Housing Market

December 2018

Zip Code(s): 21044, 21045 and 21046

## Units Sold

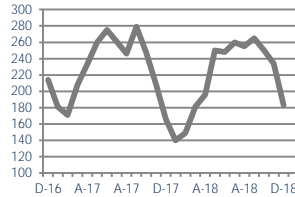
85



Down -3%  
Vs. Year Ago

## Active Inventory

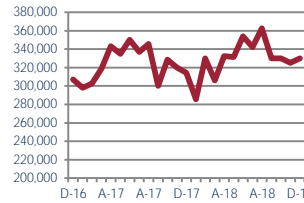
183



Up 10%  
Vs. Year Ago

## Median Sale Price

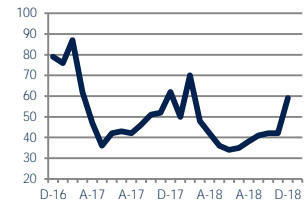
\$330,000



Up 5%  
Vs. Year Ago

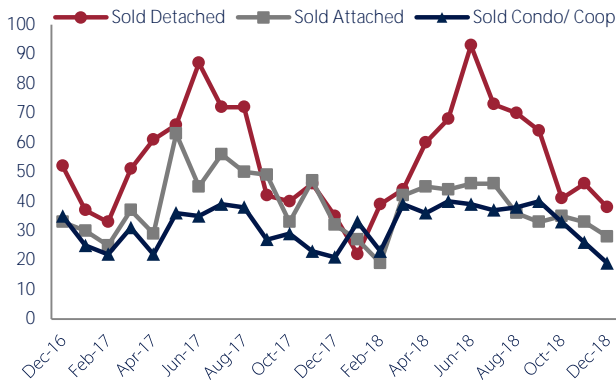
## Days On Market

59



Down -5%  
Vs. Year Ago

## Units Sold\*



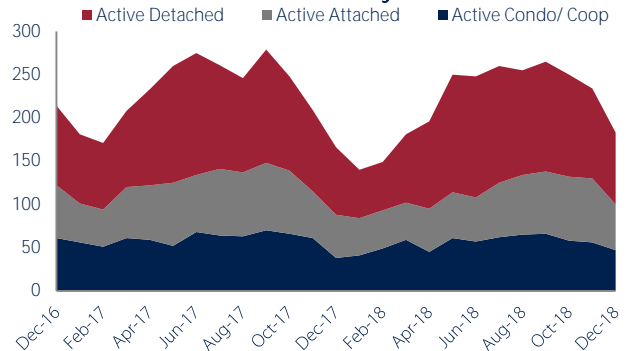
## Units Sold

There was a decrease in total units sold in December, with 85 sold this month in Columbia versus 105 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 3% versus December 2017.

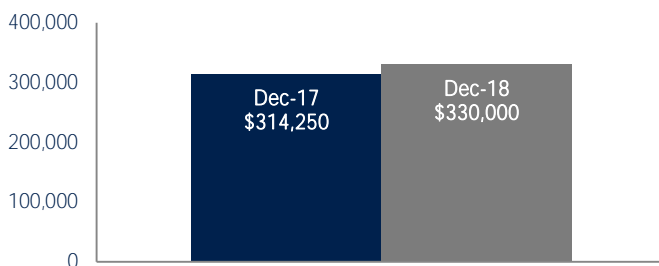
## Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 10%. The total number of active inventory this December was 183 compared to 166 in December 2017. This month's total of 183 is lower than the previous month's total supply of available inventory of 234, a decrease of 22%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Columbia Homes was \$314,250. This December, the median sale price was \$330,000, an increase of 5% or \$15,750 compared to last year. The current median sold price is 2% higher than in November.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



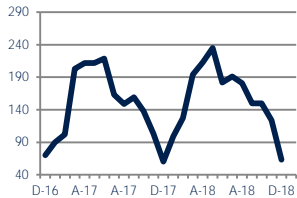
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### New Listings

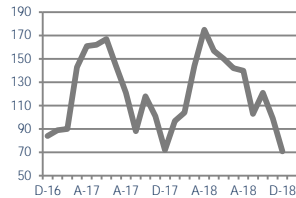
63



Up 5%  
Vs. Year Ago

### Current Contracts

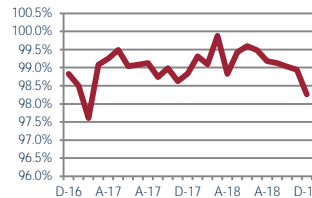
71



Down -1%  
Vs. Year Ago

### Sold Vs. List Price

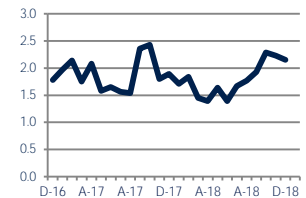
98.3%



Down -0.6%  
Vs. Year Ago

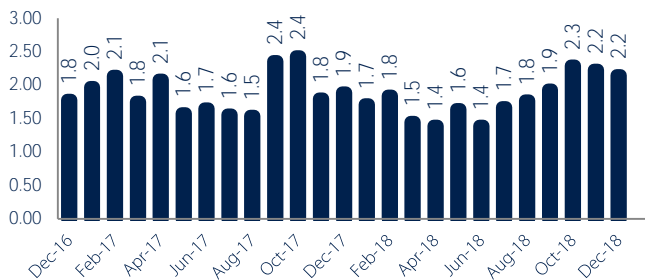
### Months of Supply

2.2



Up 14%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

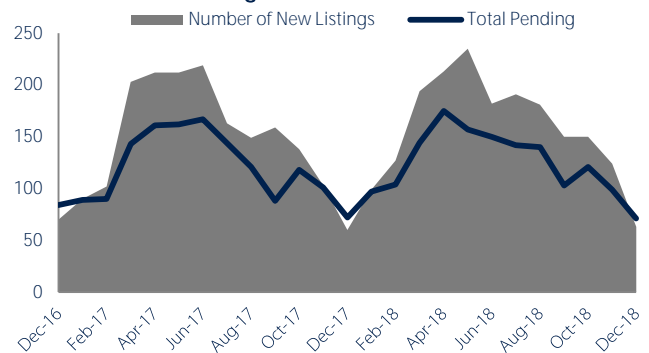
In December, there was 2.2 months of supply available in Columbia, compared to 1.9 in December 2017. That is an increase of 14% versus a year ago.

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.

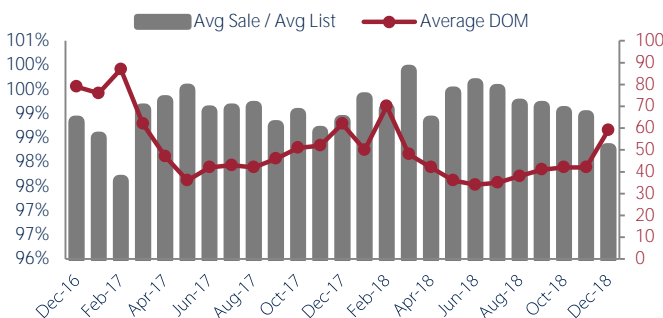
### New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Columbia compared to 60 in December 2017, an increase of 5%. There were 71 current contracts pending sale this December compared to 72 a year ago. The number of current contracts is 1% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Columbia was 98.3% of the average list price, which is 0.6% lower 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 62, a decrease of 5%.



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