

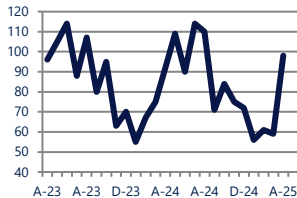
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **COLUMBIA HOUSING MARKET**

APRIL 2025

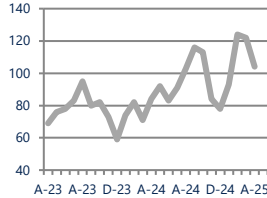
Zip Code(s): 21044, 21045 and 21046

Units Sold 98



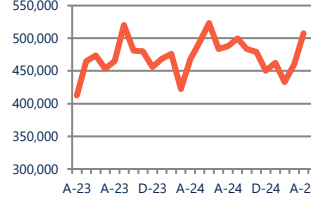
Up 7%
Vs. Year Ago

Active Inventory 104



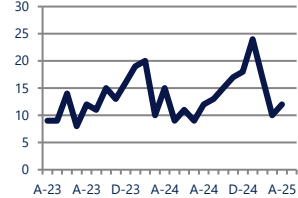
Up 24%
Vs. Year Ago

Median Sale Price \$507,500



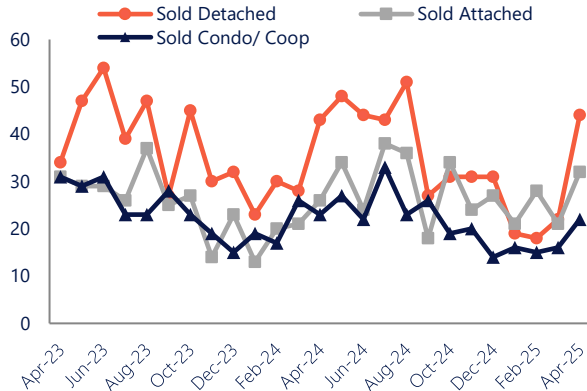
Up 9%
Vs. Year Ago

Days On Market 12



Down -20%
Vs. Year Ago

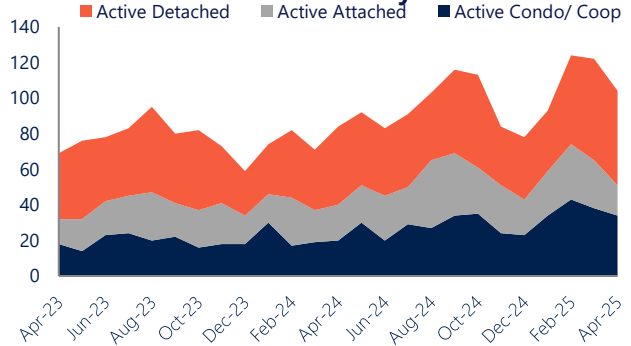
Units Sold*



Units Sold

There was an increase in total units sold in April, with 98 sold this month in Columbia. This month's total units sold was higher than at this time last year.

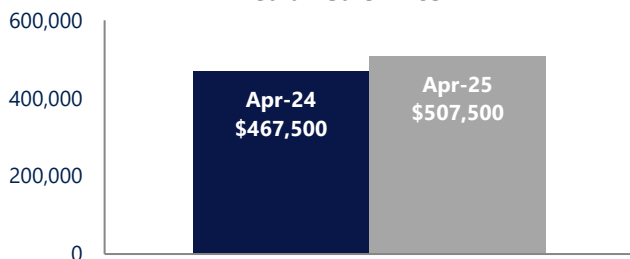
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 24%. The total number of active inventory this April was 104 compared to 84 in April 2024. This month's total of 104 is lower than the previous month's total supply of available inventory of 122, a decrease of 15%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Columbia Homes was \$467,500. This April, the median sale price was \$507,500, an increase of 9% or \$40,000 compared to last year. The current median sold price is 10% 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 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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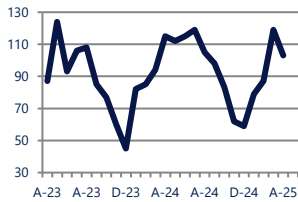
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APRIL 2025

Zip Code(s): 21044, 21045 and 21046

New Listings

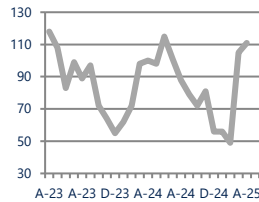
103



Down -10%
Vs. Year Ago

Current Contracts

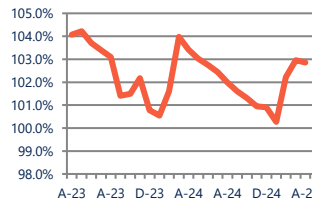
111



Up 11%
Vs. Year Ago

Sold Vs. List Price

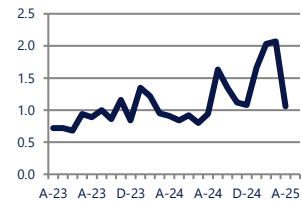
102.9%



Down -0.5%
Vs. Year Ago

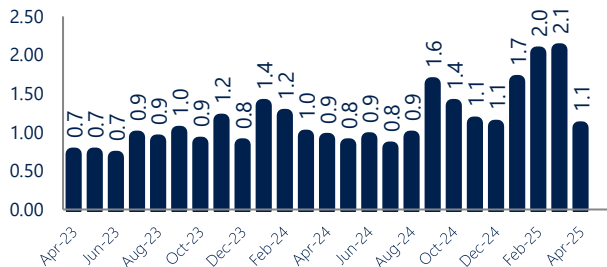
Months of Supply

1.1



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

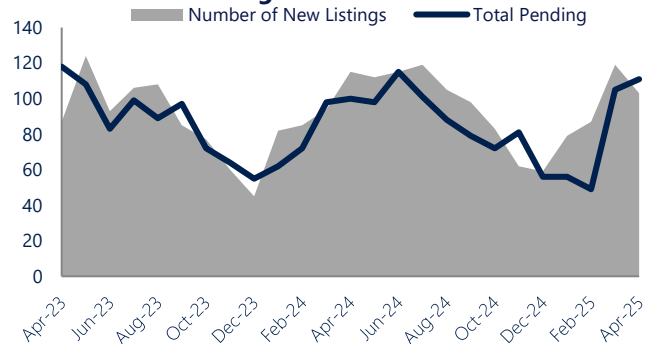
In April, there was 1.1 months of supply available in Columbia, compared to 0.9 in April 2024. That is an increase of 16% versus a year ago.

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.

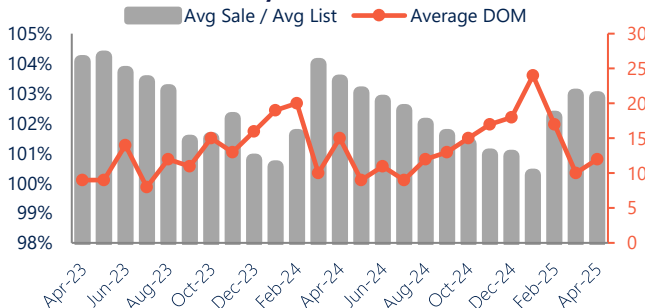
New Listings & Current Contracts

This month there were 103 homes newly listed for sale in Columbia compared to 115 in April 2024, a decrease of 10%. There were 111 current contracts pending sale this April compared to 100 a year ago. The number of current contracts is 11% 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 was 102.9% 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 12, lower than the average last year, which was 15, a decrease of 20%.

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