



# The Long & Foster Market Minute™

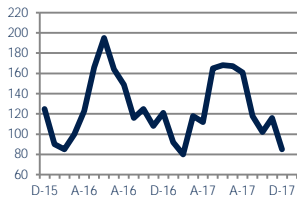
Focus On: Columbia Housing Market

December 2017

Zip Code(s): 21044, 21045 and 21046

## Units Sold

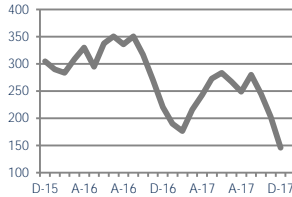
85



Down -30%  
Vs. Year Ago

## Active Inventory

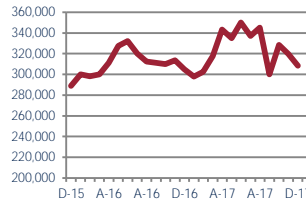
146



Down -34%  
Vs. Year Ago

## Median Sale Price

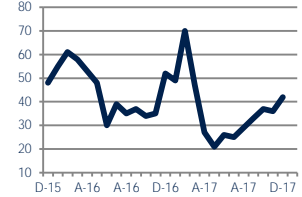
\$308,500



Up 1%  
Vs. Year Ago

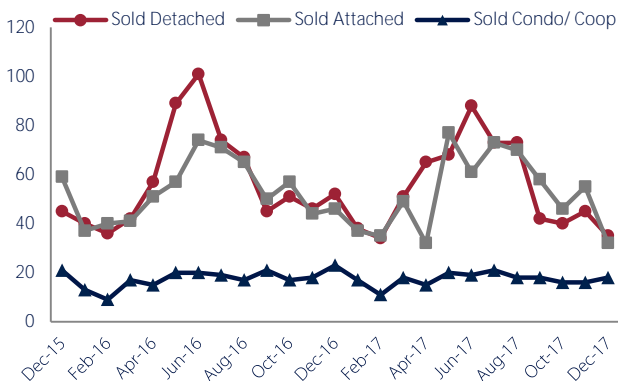
## Days On Market

42



Down -19%  
Vs. Year Ago

## Units Sold\*



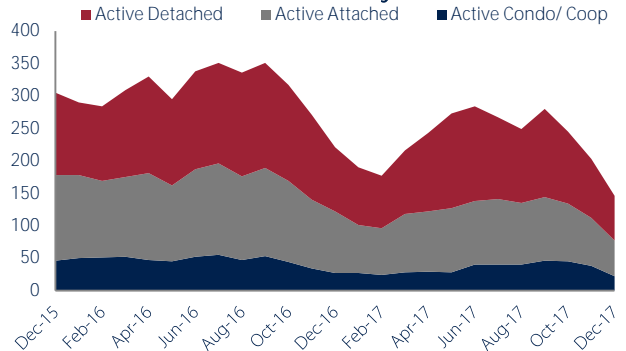
## Units Sold

There was a decrease in total units sold in December, with 85 sold this month in Columbia versus 116 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 30% versus December 2016.

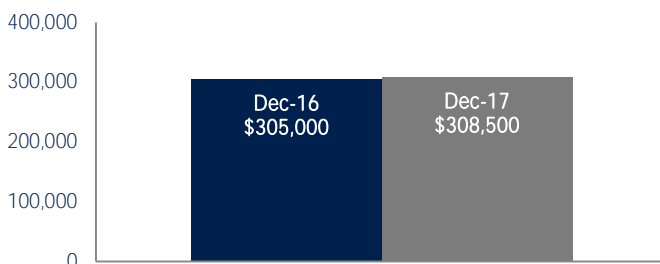
## Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 34%. The total number of active inventory this December was 146 compared to 221 in December 2016. This month's total of 146 is lower than the previous month's total supply of available inventory of 203, a decrease of 28%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Columbia Homes was \$305,000. This December, the median sale price was \$308,500, an increase of 1% or \$3,500 compared to last year. The current median sold price is 4% lower 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 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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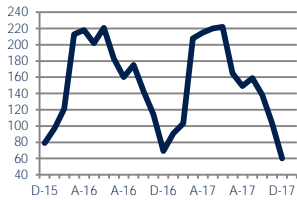
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December 2017

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### New Listings

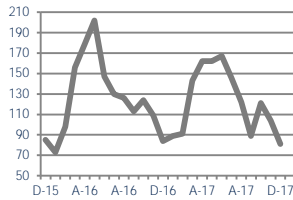
60



Down -13%  
Vs. Year Ago

### Current Contracts

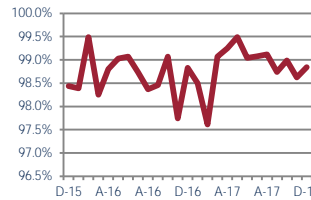
81



Down -4%  
Vs. Year Ago

### Sold Vs. List Price

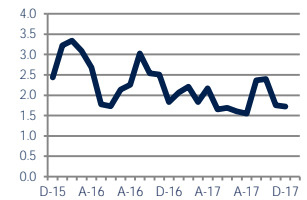
98.8%



No Change  
Vs. Year Ago

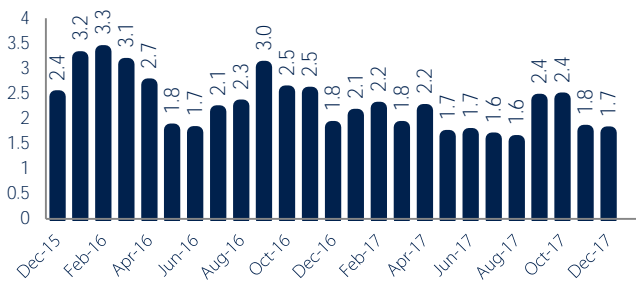
### Months of Supply

1.7



Down -6%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

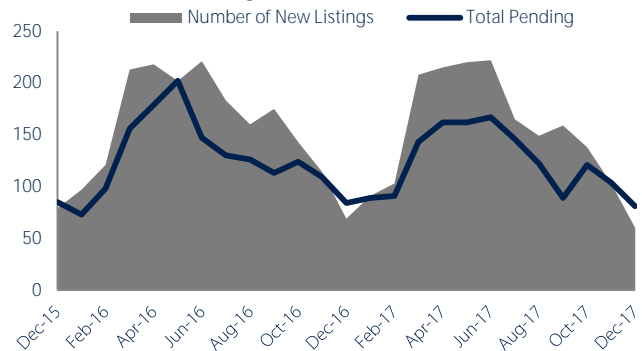
In December, there was 1.7 months of supply available in Columbia, compared to 1.8 in December 2016. That is a decrease of 6% versus a year ago.

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.

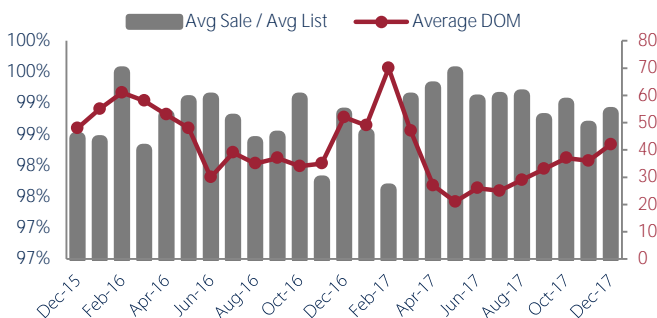
### New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Columbia compared to 69 in December 2016, a decrease of 13%. There were 81 current contracts pending sale this December compared to 84 a year ago. The number of current contracts is 4% 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 98.8% 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 42, lower than the average last year, which was 52, a decrease of 19%.



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