



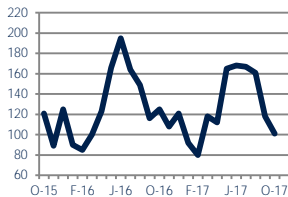
Focus On: Columbia Housing Market

October 2017

Zip Code(s): 21044, 21045 and 21046

Units Sold

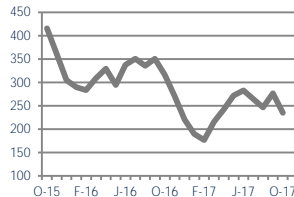
101



Down -19%
Vs. Year Ago

Active Inventory

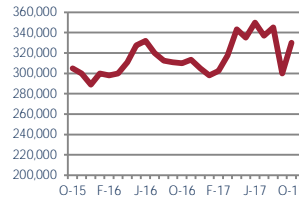
235



Down -26%
Vs. Year Ago

Median Sale Price

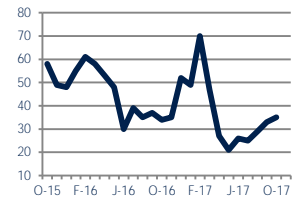
\$330,000



Up 6%
Vs. Year Ago

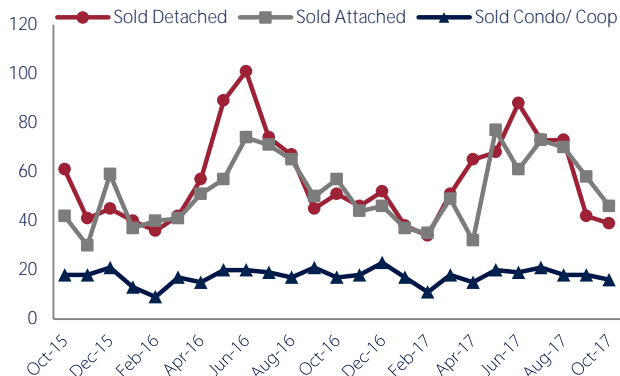
Days On Market

35



Up 3%
Vs. Year Ago

Units Sold*



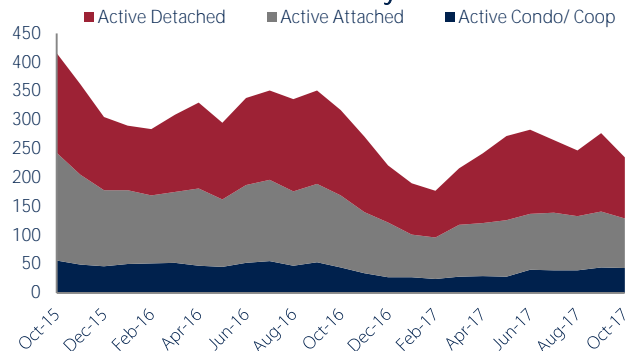
Units Sold

There was a decrease in total units sold in October, with 101 sold this month in Columbia versus 118 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 19% versus October 2016.

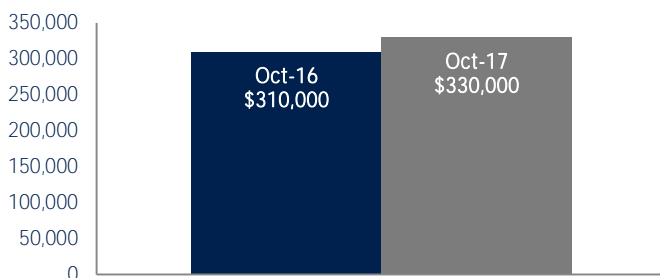
Active Inventory

Versus last year, the total number of homes available this month is lower by 82 units or 26%. The total number of active inventory this October was 235 compared to 317 in October 2016. This month's total of 235 is lower than the previous month's total supply of available inventory of 277, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Columbia Homes was \$310,000. This October, the median sale price was \$330,000, an increase of 6% or \$20,000 compared to last year. The current median sold price is 10% higher than in September.

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

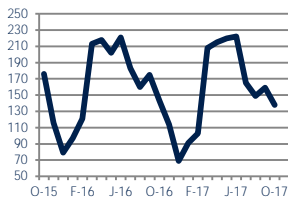
Focus On: Columbia Housing Market

October 2017

Zip Code(s): 21044, 21045 and 21046

New Listings

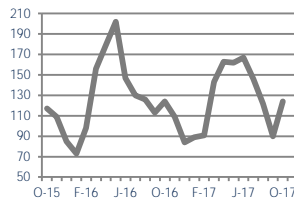
138



Down -3%
Vs. Year Ago

Current Contracts

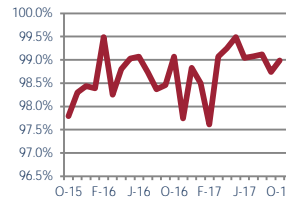
124



No Change
Vs. Year Ago

Sold Vs. List Price

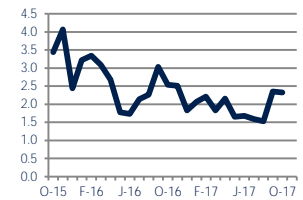
99.0%



No Change
Vs. Year Ago

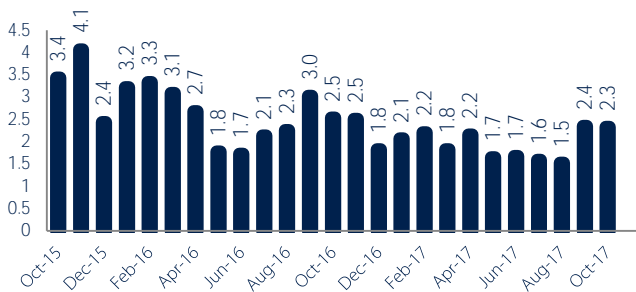
Months of Supply

2.3



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

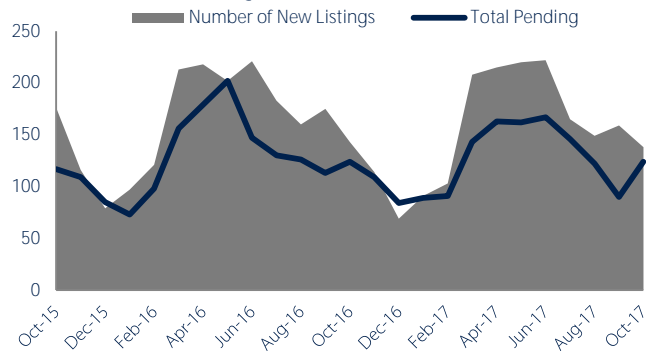
In October, there was 2.3 months of supply available in Columbia, compared to 2.5 in October 2016. That is a decrease of 8% versus a year ago.

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.

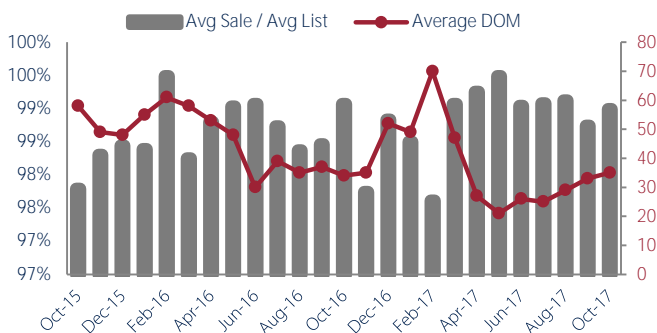
New Listings & Current Contracts

This month there were 138 homes newly listed for sale in Columbia compared to 143 in October 2016, a decrease of 3%. There were 124 current contracts pending sale this October, consistent with the volume a year ago. The number of current contracts is 38% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Columbia was 99.0% 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 35, higher than the average last year, which was 34, an increase of 3%.