

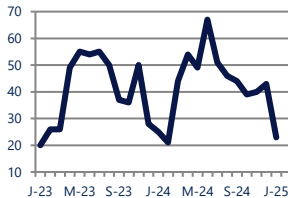
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: CLARKSVILLE, WOODSTOCK, AND WESTERN HOWARD COUNTY HOUSING MARKET

JANUARY 2025

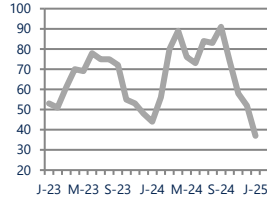
Zip Code(s): 21029, 21797, 20777, 20759, 21036, 21737, 21738, 21794, 21723, 21765 and 21163

Units Sold 23



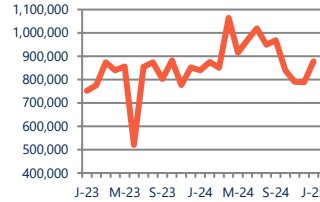
Down
Vs. Year Ago

Active Inventory 37



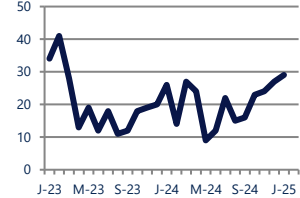
Down -16%
Vs. Year Ago

Median Sale Price \$877,500



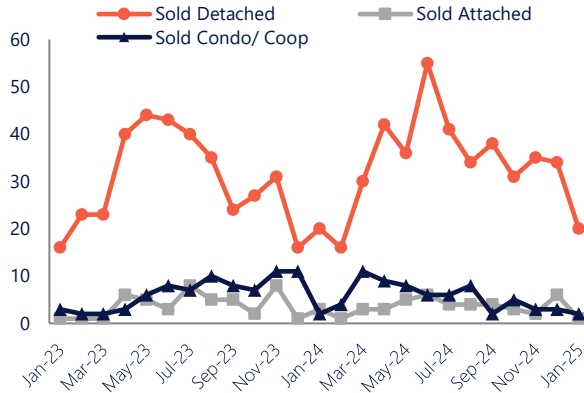
Up 4%
Vs. Year Ago

Days On Market 29



Up 12%
Vs. Year Ago

Units Sold*



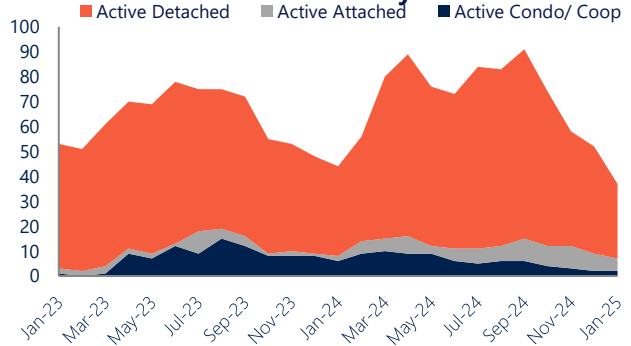
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 23 sold this month in Clarksville, Woodstock, and Western Howard County. This month's total units sold was lower than at this time last year, a decrease from January 2024.

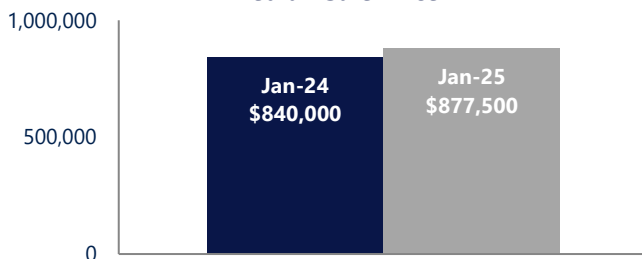
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 16%. The total number of active inventory this January was 37 compared to 44 in January 2024. This month's total of 37 is lower than the previous month's total supply of available inventory of 52, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Clarksville, Woodstock, and Western Howard County Homes was \$840,000. This January, the median sale price was \$877,500, an increase of 4% or \$37,500 compared to last year. The current median sold price is 11% higher than in December.

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

Clarksville, Woodstock, and Western Howard County are defined as properties listed in zip code/s 21029, 21797, 20777, 20759, 21036, 21737, 21738, 21794, 21723, 21765 and 21163.

*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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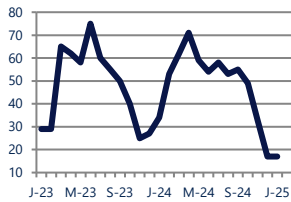
FOCUS ON: **CLARKSVILLE, WOODSTOCK, AND WESTERN HOWARD COUNTY HOUSING MARKET**

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New Listings

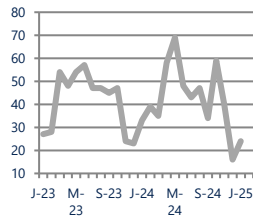
17



Down -50%
Vs. Year Ago

Current Contracts

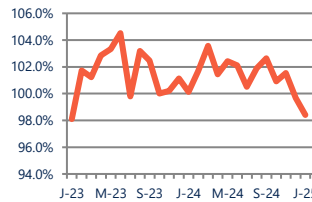
24



Down -27%
Vs. Year Ago

Sold Vs. List Price

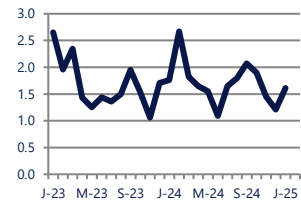
98.4%



Down -1.7%
Vs. Year Ago

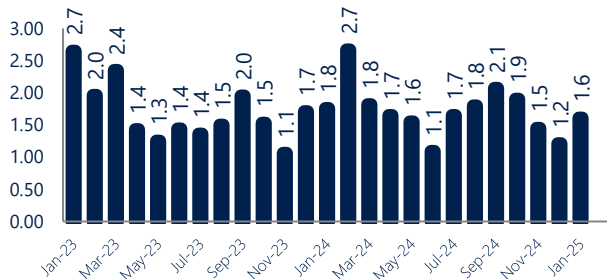
Months of Supply

1.6



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

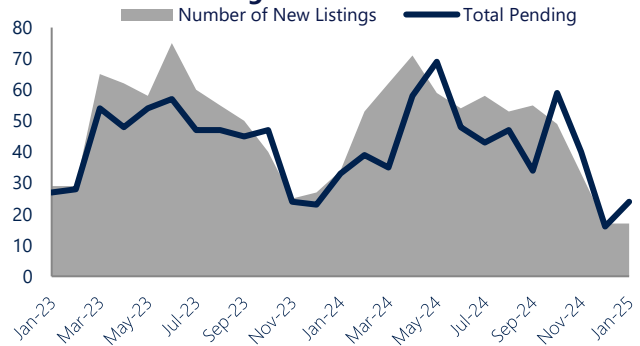
In January, there was 1.6 months of supply available in Clarksville, Woodstock, and Western Howard County, compared to 1.8 in January 2024. That is a decrease of 9% versus a year ago.

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.

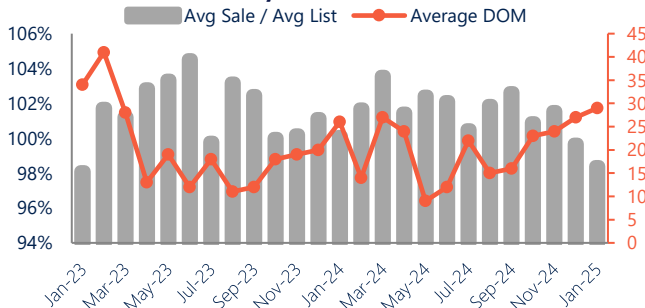
New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Clarksville, Woodstock, and Western Howard County compared to 34 in January 2024, a decrease of 50%. There were 24 current contracts pending sale this January compared to 33 a year ago. The number of current contracts is 27% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Clarksville, Woodstock, and Western Howard County was 98.4% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 26, an increase of 12%.

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