

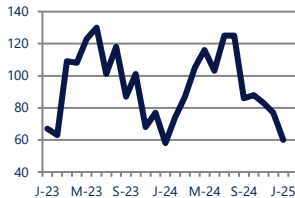
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **COLUMBIA AND CLARKSVILLE HOUSING MARKET** JANUARY 2025

Zip Code(s): 21044, 21045, 21046 and 21029

## Units Sold

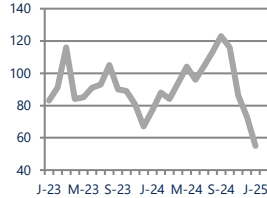
60



Up 3%  
Vs. Year Ago

## Active Inventory

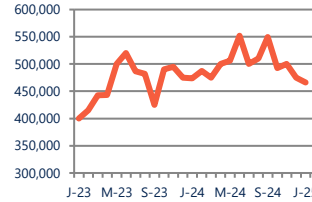
55



Down -29%  
Vs. Year Ago

## Median Sale Price

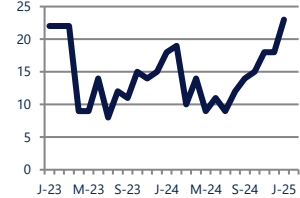
\$466,150



Down -2%  
Vs. Year Ago

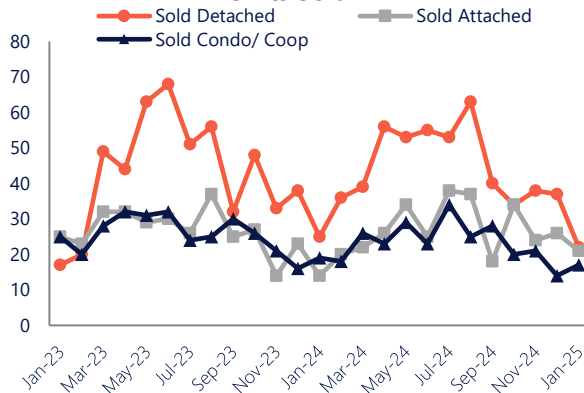
## Days On Market

23



Up 28%  
Vs. Year Ago

## Units Sold\*



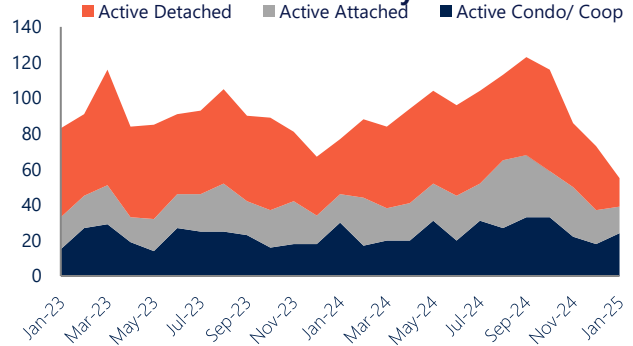
## Units Sold

There was a decrease in total units sold in January, with 60 sold this month in Columbia and Clarksville versus 77 last month, a decrease of 22%. This month's total units sold was higher than at this time last year, an increase of 3% versus January 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 29%. The total number of active inventory this January was 55 compared to 77 in January 2024. This month's total of 55 is lower than the previous month's total supply of available inventory of 73, a decrease of 25%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Columbia and Clarksville Homes was \$474,000. This January, the median sale price was \$466,150, a decrease of 2% or \$7,850 compared to last year. The current median sold price is 2% lower 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.

Columbia and Clarksville are defined as properties listed in zip code/s 21044, 21045, 21046 and 21029.

\*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.

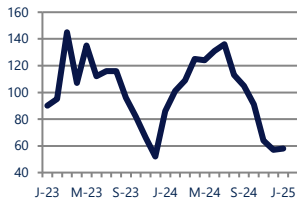
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **COLUMBIA AND CLARKSVILLE HOUSING MARKET** JANUARY 2025

Zip Code(s): 21044, 21045, 21046 and 21029

## New Listings

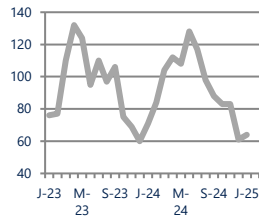
58



**Down -33%**  
Vs. Year Ago

## Current Contracts

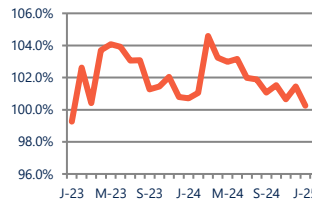
64



**Down -10%**  
Vs. Year Ago

## Sold Vs. List Price

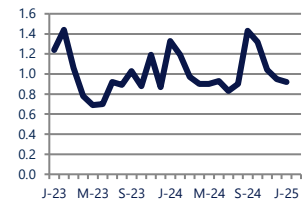
100.3%



**No Change**  
Vs. Year Ago

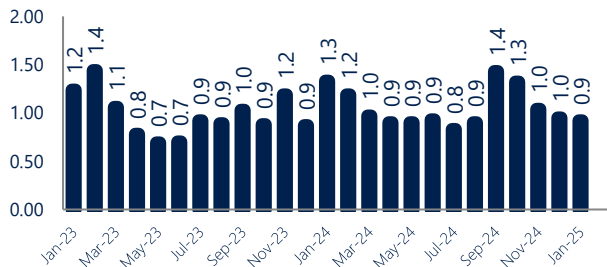
## Months of Supply

0.9



**Down -31%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

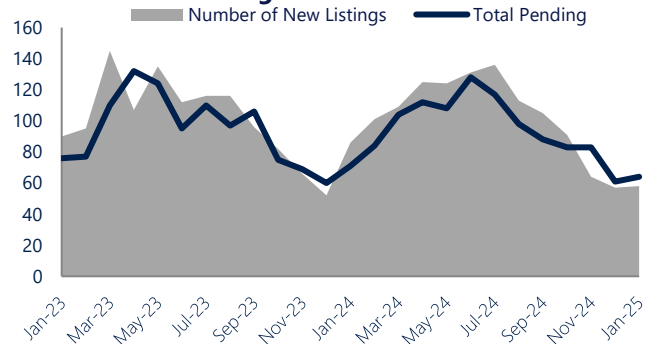
In January, there was 0.9 months of supply available in Columbia and Clarksville, compared to 1.3 in January 2024. That is a decrease of 31% versus a year ago.

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.

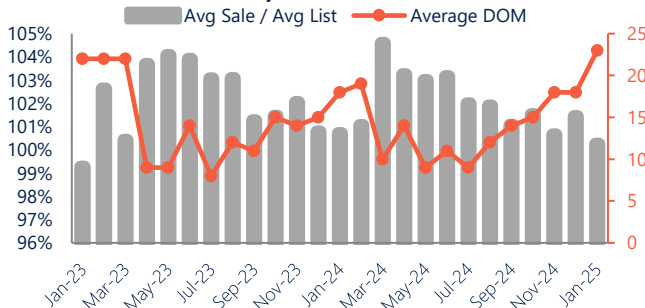
## New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Columbia and Clarksville compared to 86 in January 2024, a decrease of 33%. There were 64 current contracts pending sale this January compared to 71 a year ago. The number of current contracts is 10% 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 Columbia and Clarksville was 100.3% 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 23, higher than the average last year, which was 18, an increase of 28%.

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