

THE LONG & FOSTER MARKET MINUTE™

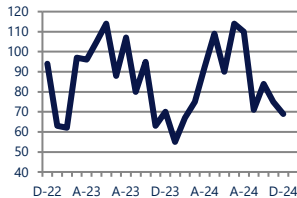
FOCUS ON: **COLUMBIA HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 21044, 21045 and 21046

Units Sold

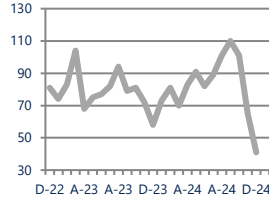
69



Down -1%
Vs. Year Ago

Active Inventory

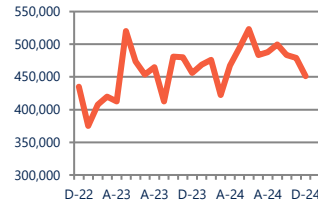
41



Down -29%
Vs. Year Ago

Median Sale Price

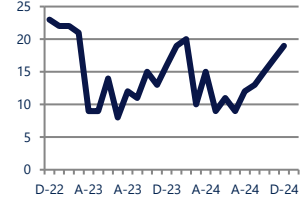
\$451,300



Down -1%
Vs. Year Ago

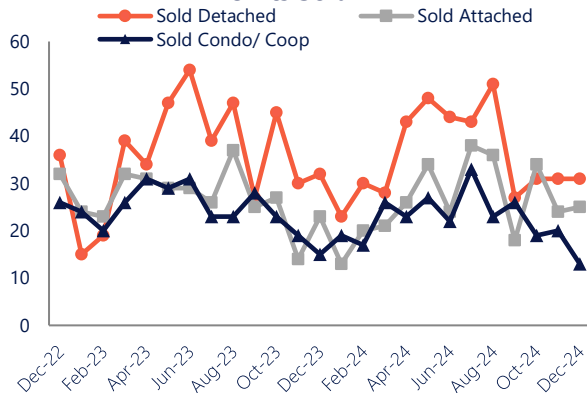
Days On Market

19



Up 19%
Vs. Year Ago

Units Sold*



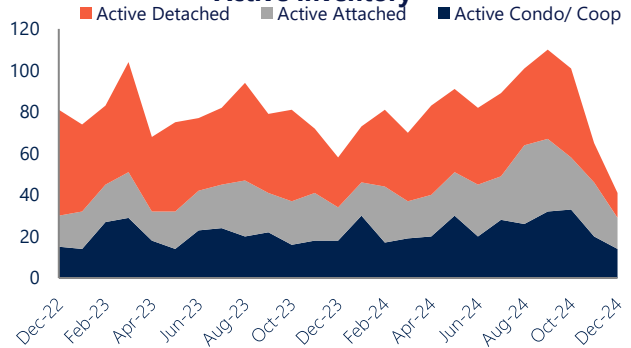
Units Sold

There was a decrease in total units sold in December, with 69 sold this month in Columbia versus 75 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 1% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 29%. The total number of active inventory this December was 41 compared to 58 in December 2023. This month's total of 41 is lower than the previous month's total supply of available inventory of 65, a decrease of 37%.

Active Inventory*



Median Sale Price

Last December, the median sale price for Columbia Homes was \$456,150. This December, the median sale price was \$451,300, a decrease of 1% or \$4,850 compared to last year. The current median sold price is 6% 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.

Median Sale Price



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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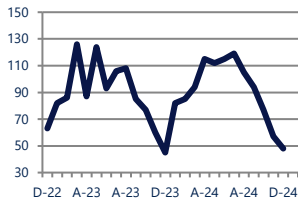
FOCUS ON: **COLUMBIA HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 21044, 21045 and 21046

New Listings

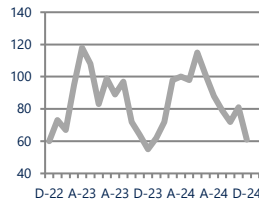
48



Up 7%
Vs. Year Ago

Current Contracts

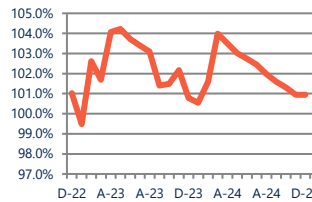
61



Up 11%
Vs. Year Ago

Sold Vs. List Price

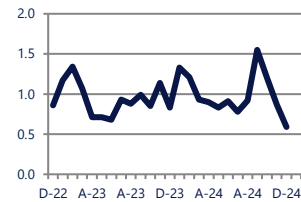
100.9%



No Change
Vs. Year Ago

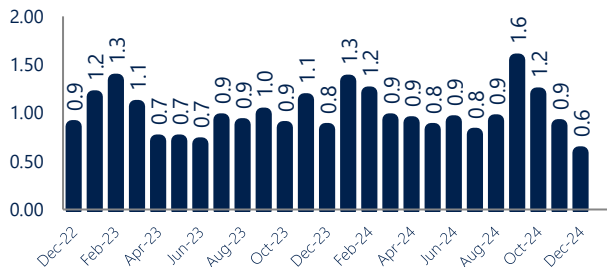
Months of Supply

0.6



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

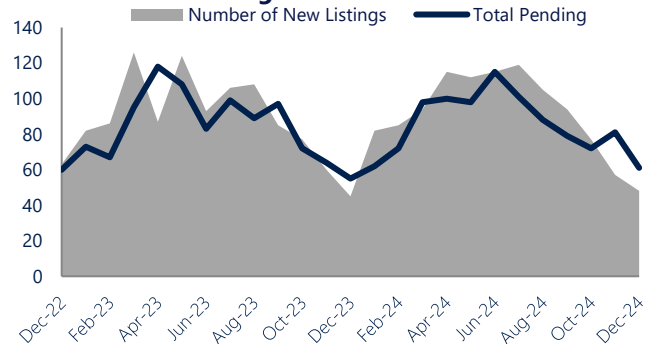
In December, there was 0.6 months of supply available in Columbia, compared to 0.8 in December 2023. That is a decrease of 28% versus a year ago.

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.

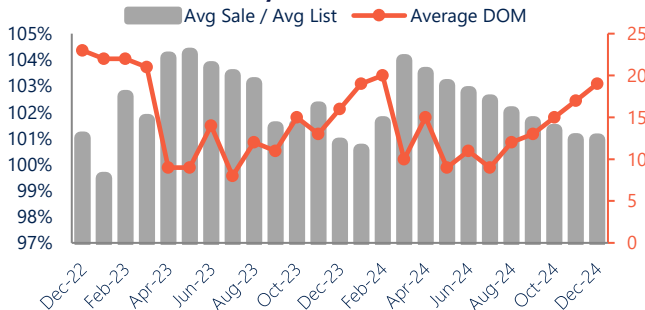
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Columbia compared to 45 in December 2023, an increase of 7%. There were 61 current contracts pending sale this December compared to 55 a year ago. The number of current contracts is 11% higher 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 100.9% 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 19, higher than the average last year, which was 16, an increase of 19%.

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