



# The Long & Foster Market Minute™

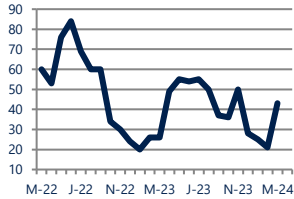
**Focus On:** Clarksville, Woodstock, and Western Howard County Housing Market

March 2024

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

### Units Sold

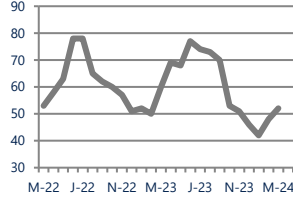
43



**Up**  
Vs. Year Ago

### Active Inventory

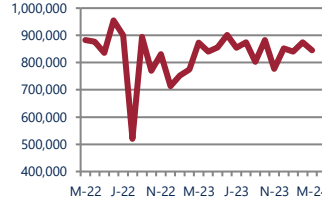
52



**Down -13%**  
Vs. Year Ago

### Median Sale Price

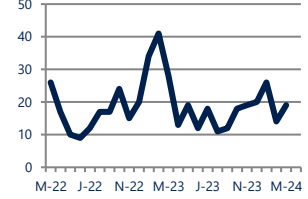
\$844,900



**Down -3%**  
Vs. Year Ago

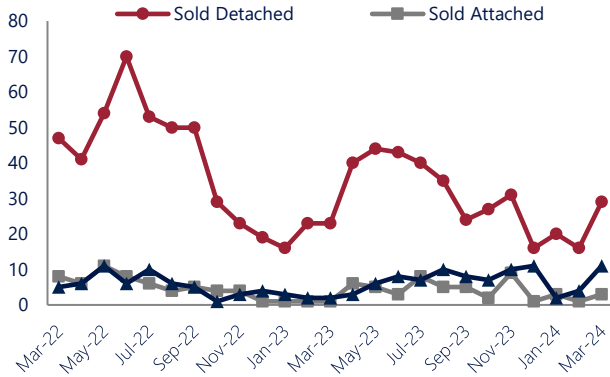
### Days On Market

19



**Down -32%**  
Vs. Year Ago

### Units Sold\*



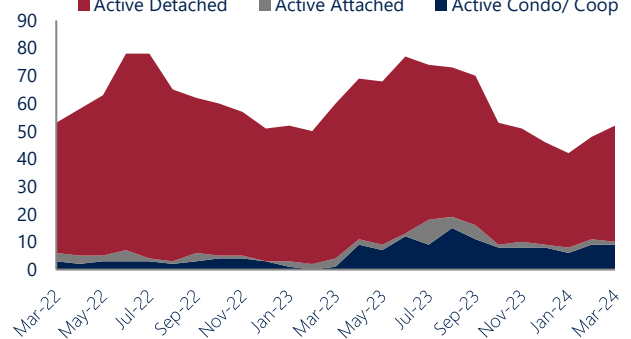
### Units Sold

There was an increase in total units sold in March, with 43 sold this month in Clarksville, Woodstock, and Western Howard County. This month's total units sold was higher than at this time last year.

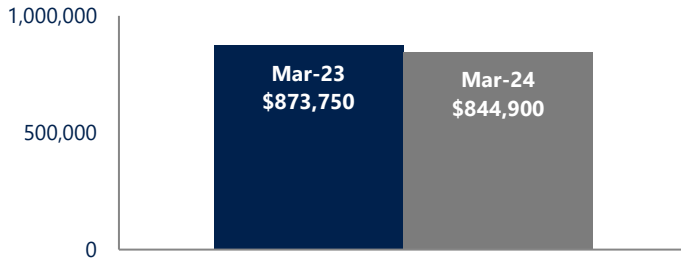
### Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 13%. The total number of active inventory this March was 52 compared to 60 in March 2023. This month's total of 52 is higher than the previous month's total supply of available inventory of 48, an increase of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Clarksville, Woodstock, and Western Howard County Homes was \$873,750. This March, the median sale price was \$844,900, a decrease of 3% or \$28,850 compared to last year. The current median sold price is 3% lower than in February.

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.

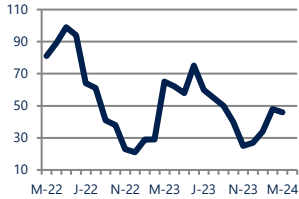
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



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### New Listings

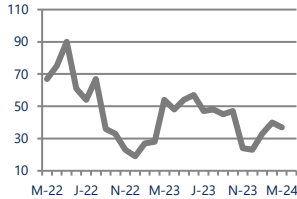
46



**Down -29%**  
Vs. Year Ago

### Current Contracts

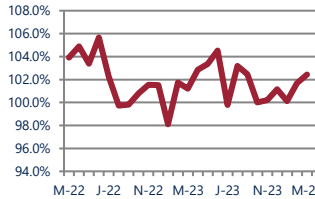
37



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

### Sold Vs. List Price

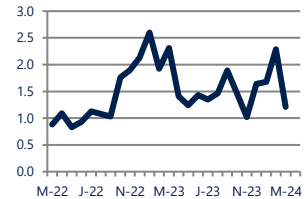
102.4%



**Up 1.2%**  
Vs. Year Ago

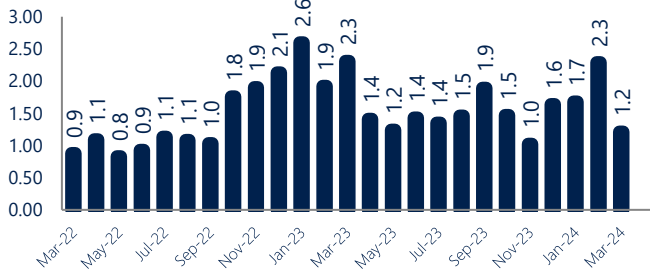
### Months of Supply

1.2



**Down -48%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

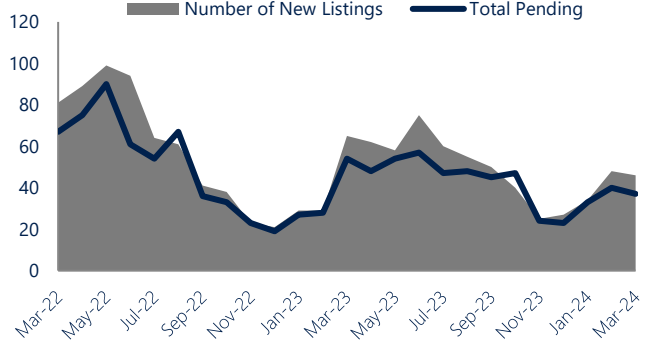
In March, there was 1.2 months of supply available in Clarksville, Woodstock, and Western Howard County, compared to 2.3 in March 2023. That is a decrease of 48% versus a year ago.

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.

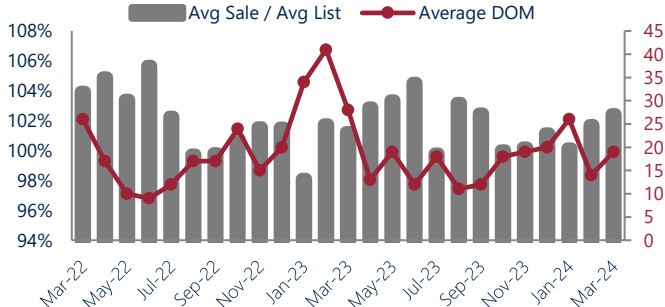
### New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Clarksville, Woodstock, and Western Howard County compared to 65 in March 2023, a decrease of 29%. There were 37 current contracts pending sale this March compared to 54 a year ago. The number of current contracts is 31% lower than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Clarksville, Woodstock, and Western Howard County was 102.4% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 28, a decrease of 32%.

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