

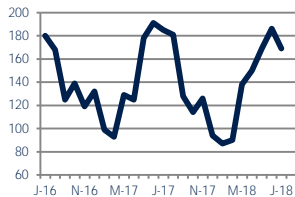
Focus On: Columbia and Clarksville Housing Market

July 2018

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

Units Sold

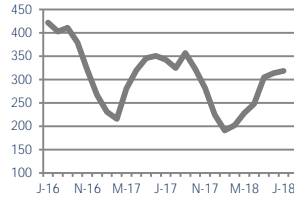
169



Down -9%
Vs. Year Ago

Active Inventory

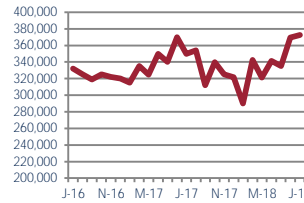
319



Down -7%
Vs. Year Ago

Median Sale Price

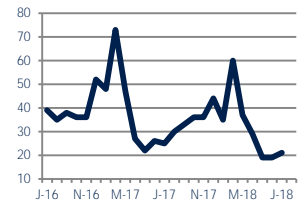
\$372,500



Up 6%
Vs. Year Ago

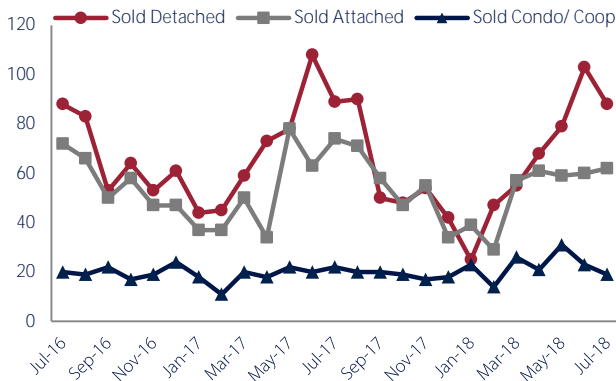
Days On Market

21



Down -16%
Vs. Year Ago

Units Sold*



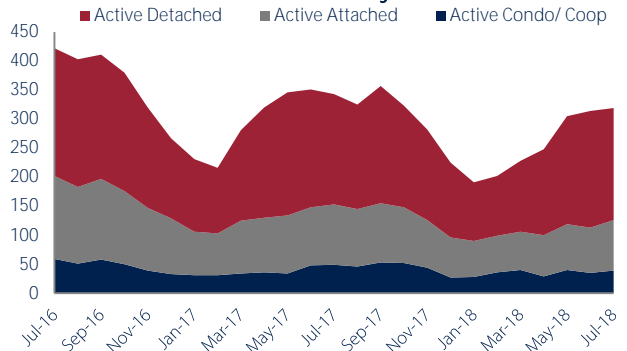
Units Sold

There was a decrease in total units sold in July, with 169 sold this month in Columbia and Clarksville versus 186 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 9% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 7%. The total number of active inventory this July was 319 compared to 343 in July 2017. This month's total of 319 is higher than the previous month's total supply of available inventory of 314, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Columbia and Clarksville Homes was \$349,900. This July, the median sale price was \$372,500, an increase of 6% or \$22,600 compared to last year. The current median sold price is 1% higher than in June.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE



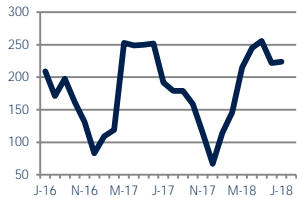
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July 2018

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

New Listings

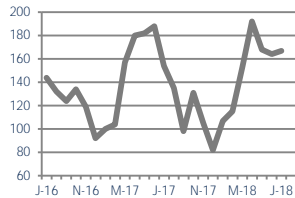
224



Up 17%
Vs. Year Ago

Current Contracts

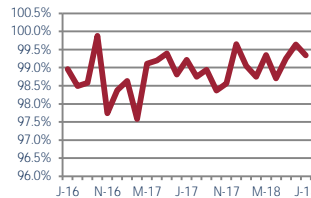
167



Up 8%
Vs. Year Ago

Sold Vs. List Price

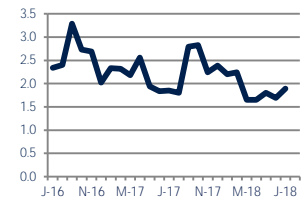
99.3%



No Change
Vs. Year Ago

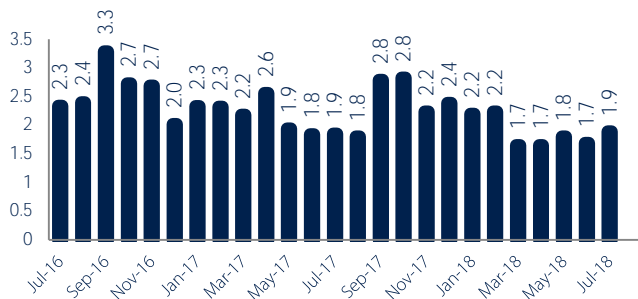
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

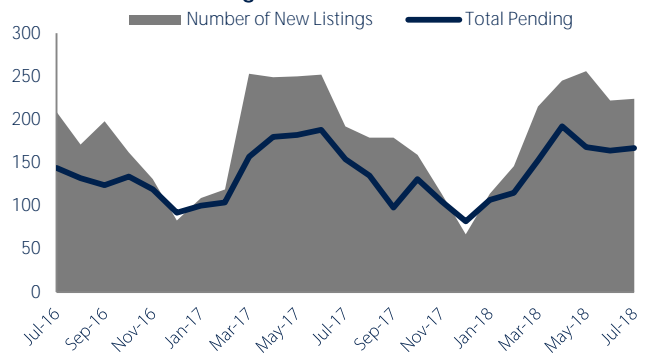
In July, there was 1.9 months of supply available in Columbia and Clarksville. The amount of supply is similar compared to a year ago.

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.

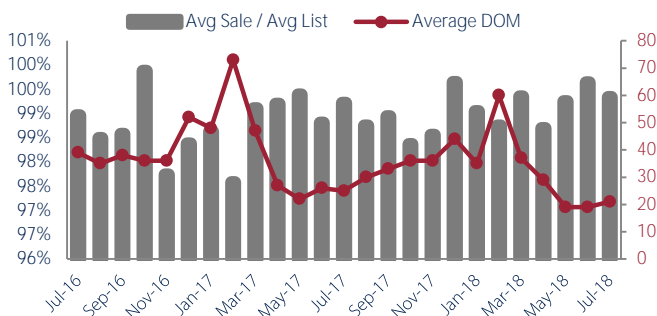
New Listings & Current Contracts

This month there were 224 homes newly listed for sale in Columbia and Clarksville compared to 192 in July 2017, an increase of 17%. There were 167 current contracts pending sale this July compared to 154 a year ago. The number of current contracts is 8% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Columbia and Clarksville was 99.3% 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 21, lower than the average last year, which was 25, a decrease of 16%.



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