



The Long & Foster Market Minute™

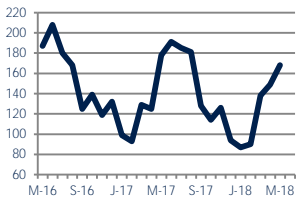
Focus On: Columbia and Clarksville Housing Market

May 2018

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

Units Sold

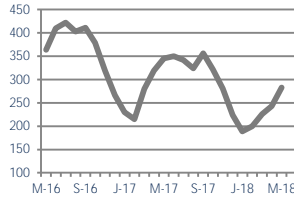
168



Down -6%
Vs. Year Ago

Active Inventory

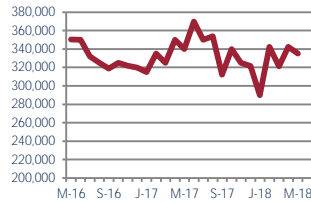
283



Down -18%
Vs. Year Ago

Median Sale Price

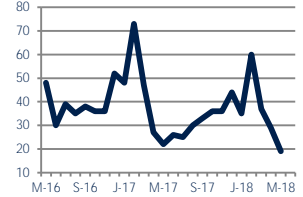
\$335,000



Down -1%
Vs. Year Ago

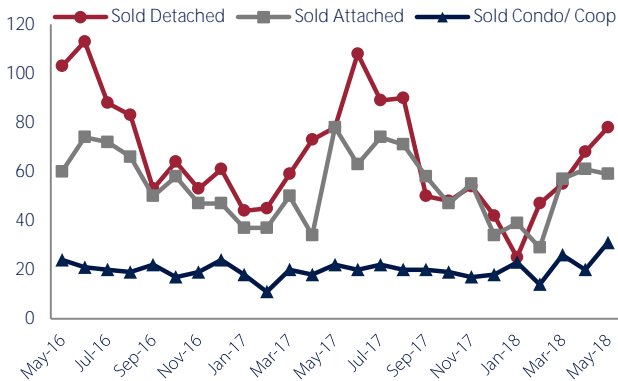
Days On Market

19



Down -14%
Vs. Year Ago

Units Sold*



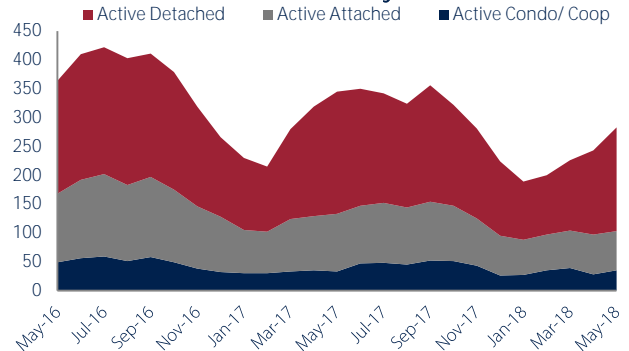
Units Sold

There was an increase in total units sold in May, with 168 sold this month in Columbia and Clarksville versus 149 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 6% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 18%. The total number of active inventory this May was 283 compared to 345 in May 2017. This month's total of 283 is higher than the previous month's total supply of available inventory of 243, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Columbia and Clarksville Homes was \$340,000. This May, the median sale price was \$335,000, a decrease of 1% or \$5,000 compared to last year. The current median sold price is 2% lower than in April.

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.





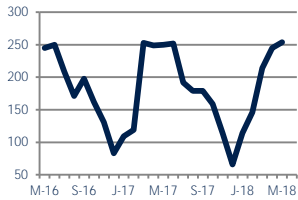
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May 2018

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

New Listings

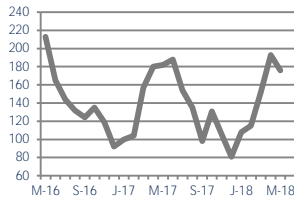
254



Up 2%
Vs. Year Ago

Current Contracts

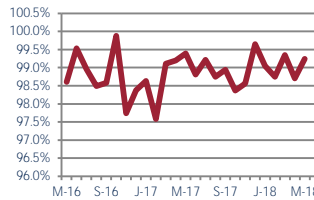
176



Down -3%
Vs. Year Ago

Sold Vs. List Price

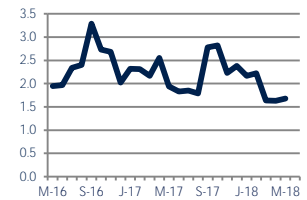
99.2%



No Change
Vs. Year Ago

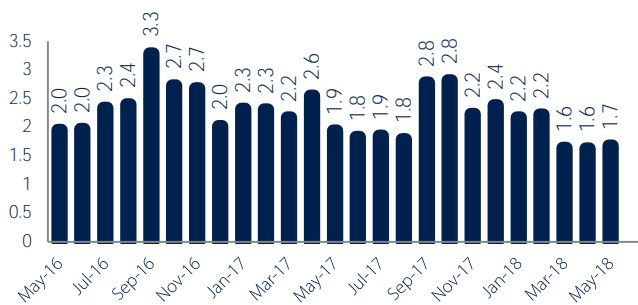
Months of Supply

1.7



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

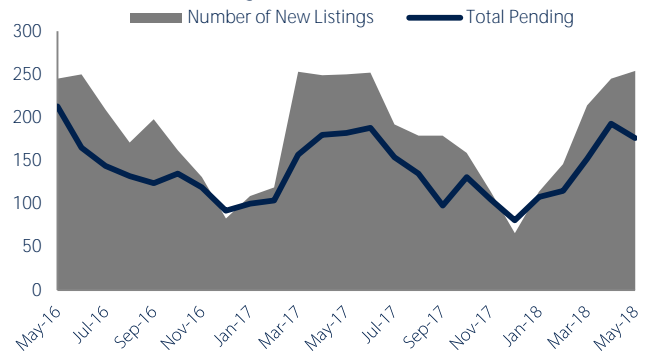
In May, there was 1.7 months of supply available in Columbia and Clarksville, compared to 1.9 in May 2017. That is a decrease of 13% versus a year ago.

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.

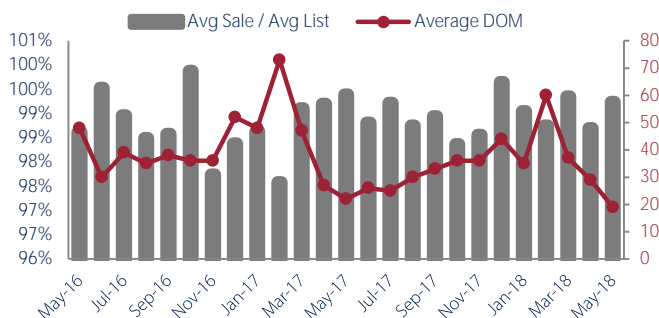
New Listings & Current Contracts

This month there were 254 homes newly listed for sale in Columbia and Clarksville compared to 250 in May 2017, an increase of 2%. There were 176 current contracts pending sale this May compared to 182 a year ago. The number of current contracts is 3% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Columbia and Clarksville was 99.2% 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, lower than the average last year, which was 22, a decrease of 14%.



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