

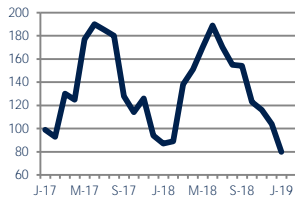
Focus On: Columbia and Clarksville Housing Market

January 2019

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

Units Sold

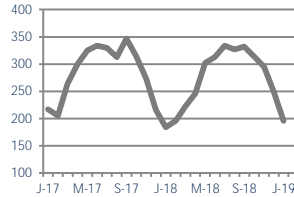
80



Down -8%
Vs. Year Ago

Active Inventory

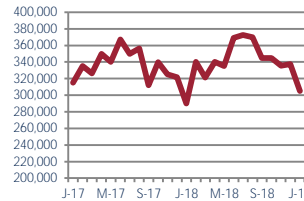
196



Up 7%
Vs. Year Ago

Median Sale Price

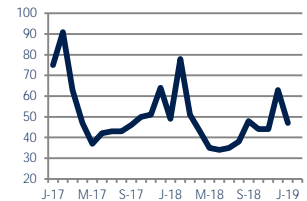
\$305,000



Up 5%
Vs. Year Ago

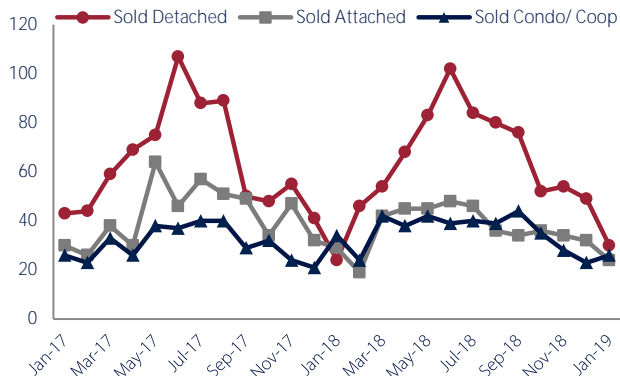
Days On Market

47



Down -4%
Vs. Year Ago

Units Sold*



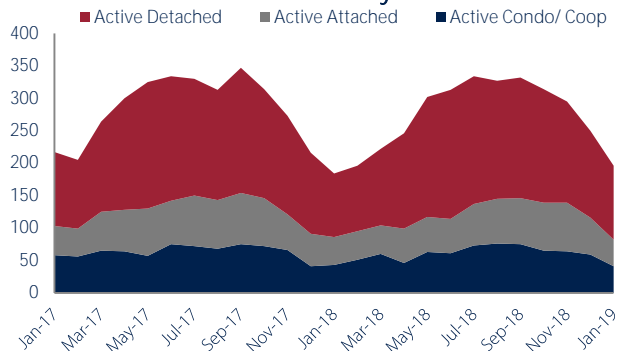
Units Sold

There was a decrease in total units sold in January, with 80 sold this month in Columbia and Clarksville versus 104 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 8% versus January 2018.

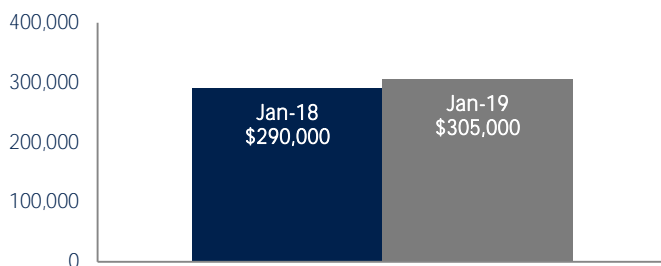
Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 7%. The total number of active inventory this January was 196 compared to 184 in January 2018. This month's total of 196 is lower than the previous month's total supply of available inventory of 250, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Columbia and Clarksville Homes was \$290,000. This January, the median sale price was \$305,000, an increase of 5% or \$15,000 compared to last year. The current median sold price is 10% 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





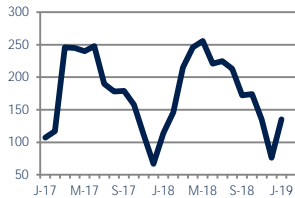
Focus On: Columbia and Clarksville Housing Market

January 2019

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

New Listings

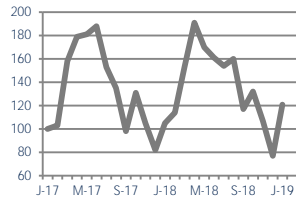
135



Up 18%
Vs. Year Ago

Current Contracts

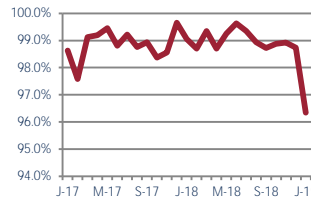
121



Up 15%
Vs. Year Ago

Sold Vs. List Price

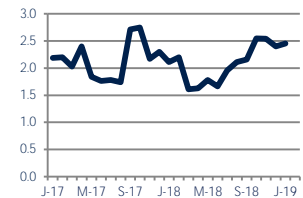
96.3%



Down -2.7%
Vs. Year Ago

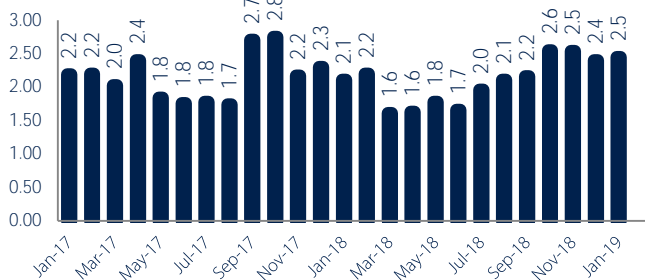
Months of Supply

2.5



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

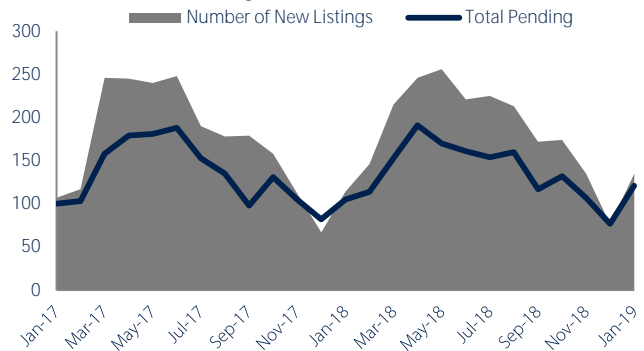
In January, there was 2.5 months of supply available in Columbia and Clarksville, compared to 2.1 in January 2018. That is an increase of 16% versus a year ago.

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.

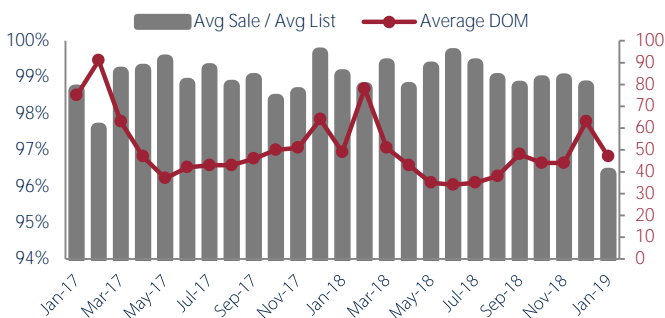
New Listings & Current Contracts

This month there were 135 homes newly listed for sale in Columbia and Clarksville compared to 114 in January 2018, an increase of 18%. There were 121 current contracts pending sale this January compared to 105 a year ago. The number of current contracts is 15% higher 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 96.3% of the average list price, which is 2.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 49, a decrease of 4%.



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.

