

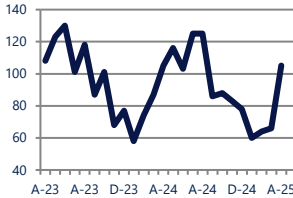
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **COLUMBIA AND CLARKSVILLE HOUSING MARKET**

APRIL 2025

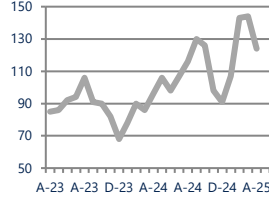
Zip Code(s): 21044, 21045, 21046 and 21029

Units Sold
105



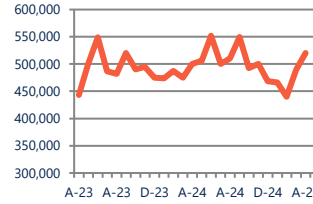
No Change
Vs. Year Ago

Active Inventory
124



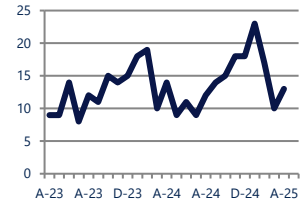
Up 29%
Vs. Year Ago

Median Sale Price
\$520,000



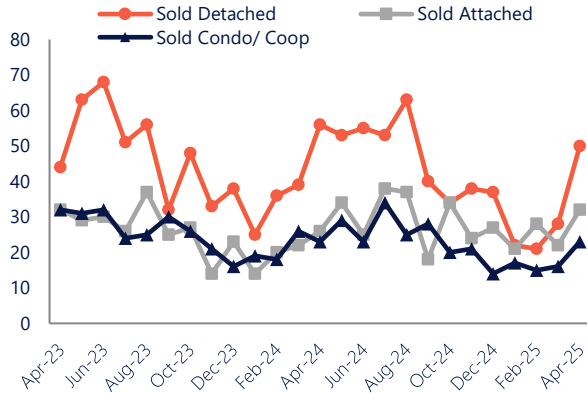
Up 4%
Vs. Year Ago

Days On Market
13



Down -7%
Vs. Year Ago

Units Sold*



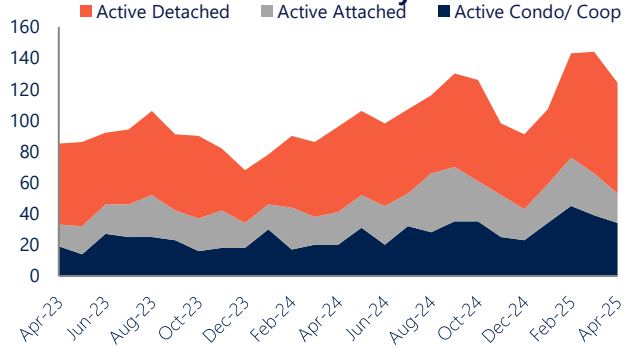
Units Sold

There was an increase in total units sold in April, with 105 sold this month in Columbia and Clarksville, an increase of 59%. This month's total units sold is similar compared to a year ago.

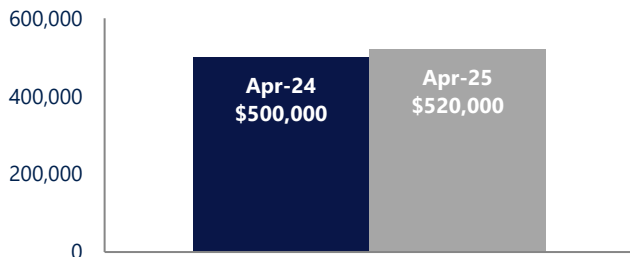
Active Inventory

Versus last year, the total number of homes available this month is higher by 28 units or 29%. The total number of active inventory this April was 124 compared to 96 in April 2024. This month's total of 124 is lower than the previous month's total supply of available inventory of 144, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Columbia and Clarksville Homes was \$500,000. This April, the median sale price was \$520,000, an increase of 4% or \$20,000 compared to last year. The current median sold price is 6% higher than in March.

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.

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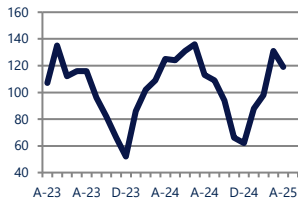
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APRIL 2025

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

New Listings

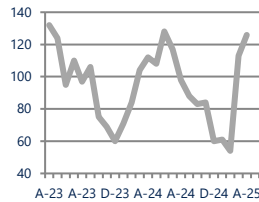
119



Down -5%
Vs. Year Ago

Current Contracts

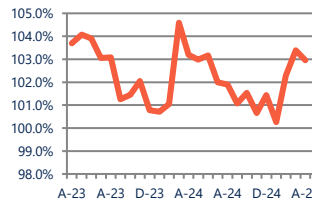
126



Up 13%
Vs. Year Ago

Sold Vs. List Price

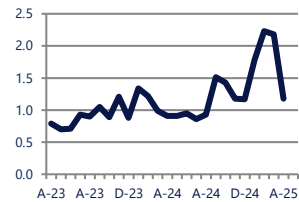
103.0%



No Change
Vs. Year Ago

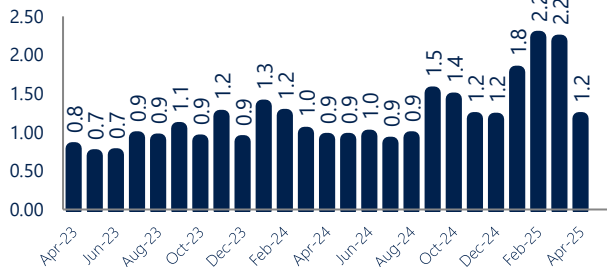
Months of Supply

1.2



Up 30%
Vs. Year Ago

Months Of Supply



Months of Supply

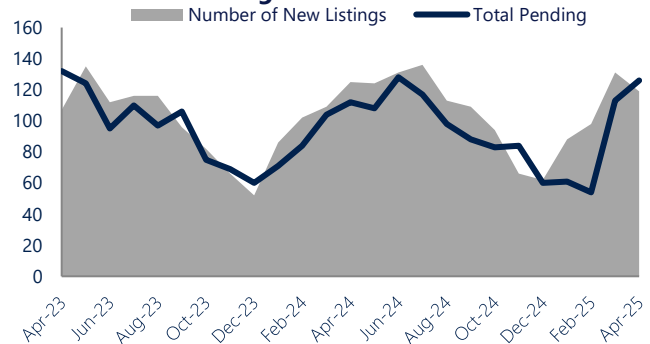
In April, there was 1.2 months of supply available in Columbia and Clarksville, compared to 0.9 in April 2024. That is an increase of 29% versus a year ago.

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.

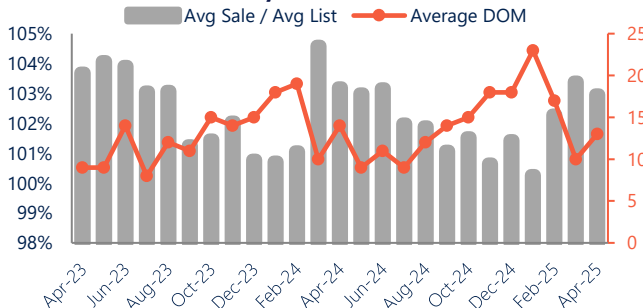
New Listings & Current Contracts

This month there were 119 homes newly listed for sale in Columbia and Clarksville compared to 125 in April 2024, a decrease of 5%. There were 126 current contracts pending sale this April compared to 112 a year ago. The number of current contracts is 13% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Columbia and Clarksville was 103.0% 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 13, lower than the average last year, which was 14, a decrease of 7%.

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