

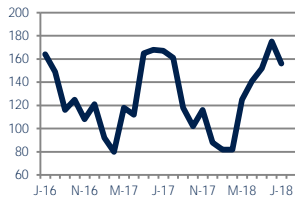
Focus On: Columbia Housing Market

July 2018

Zip Code(s): 21044, 21045 and 21046

Units Sold

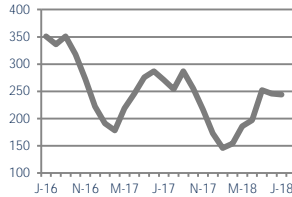
156



Down -7%
Vs. Year Ago

Active Inventory

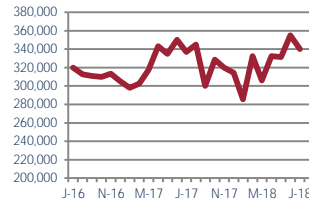
244



Down -10%
Vs. Year Ago

Median Sale Price

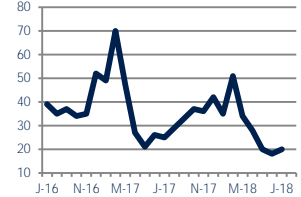
\$340,001



Up 1%
Vs. Year Ago

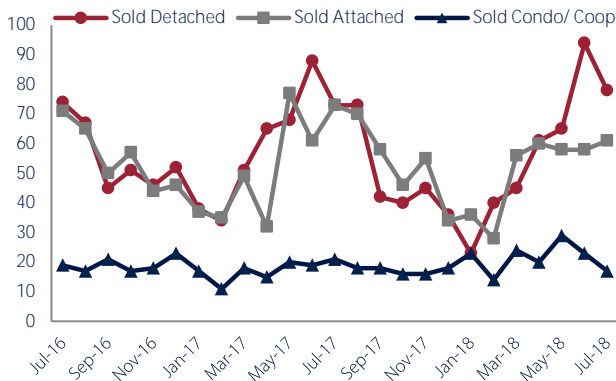
Days On Market

20



Down -20%
Vs. Year Ago

Units Sold*



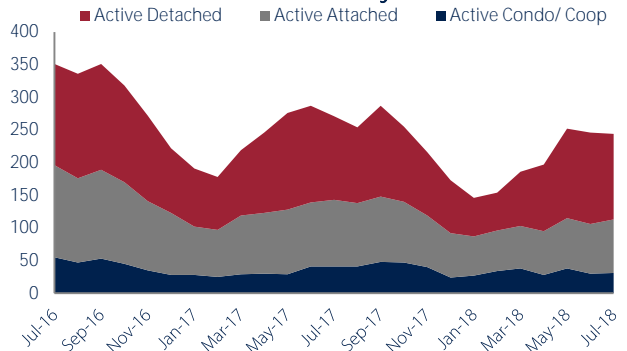
Units Sold

There was a decrease in total units sold in July, with 156 sold this month in Columbia versus 175 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 7% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 10%. The total number of active inventory this July was 244 compared to 271 in July 2017. This month's total of 244 is lower than the previous month's total supply of available inventory of 246, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Columbia Homes was \$337,000. This July, the median sale price was \$340,001, an increase of 1% or \$3,001 compared to last year. The current median sold price is 4% lower 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 are defined as properties listed in zip code/s 21044, 21045 and 21046.

*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.



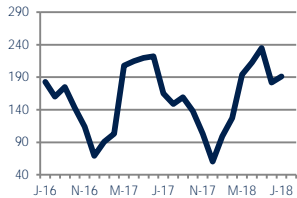
Focus On: Columbia Housing Market

July 2018

Zip Code(s): 21044, 21045 and 21046

New Listings

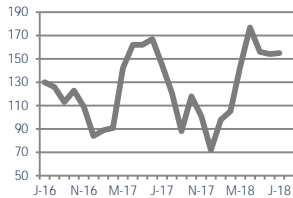
191



Up 16%
Vs. Year Ago

Current Contracts

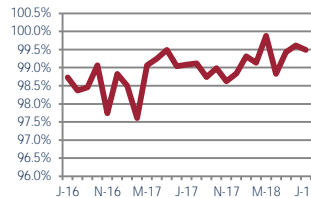
155



Up 7%
Vs. Year Ago

Sold Vs. List Price

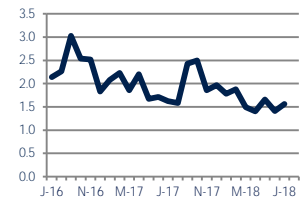
99.5%



No Change
Vs. Year Ago

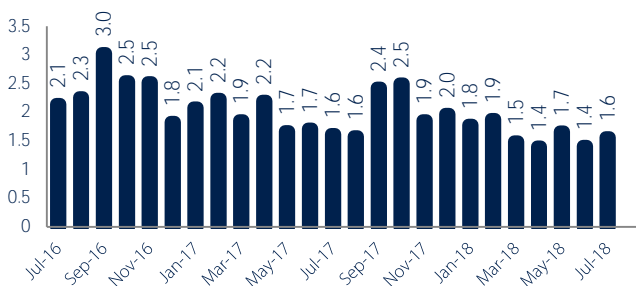
Months of Supply

1.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

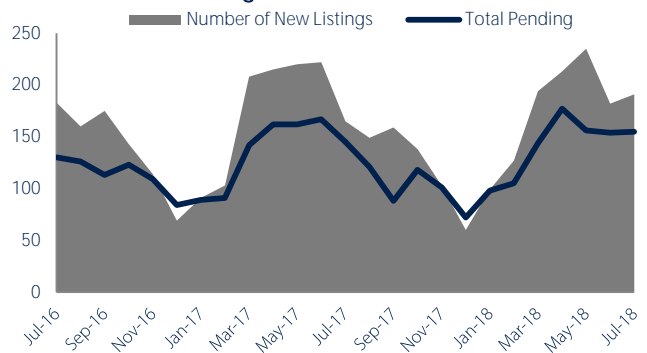
In July, there was 1.6 months of supply available in Columbia. The amount of supply is similar compared to a year ago.

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.

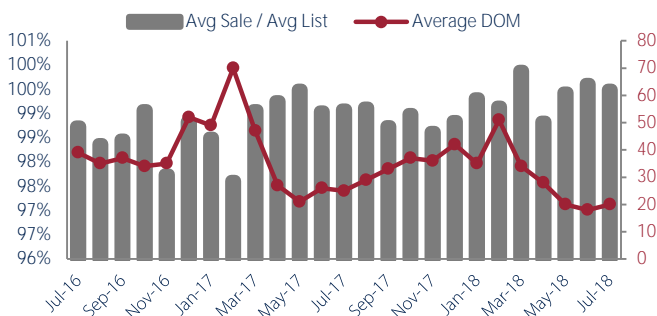
New Listings & Current Contracts

This month there were 191 homes newly listed for sale in Columbia compared to 165 in July 2017, an increase of 16%. There were 155 current contracts pending sale this July compared to 145 a year ago. The number of current contracts is 7% 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 was 99.5% 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 20, lower than the average last year, which was 25, a decrease of 20%.



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