

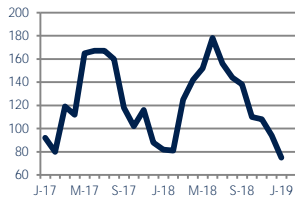
## Focus On: Columbia Housing Market

January 2019

Zip Code(s): 21044, 21045 and 21046

### Units Sold

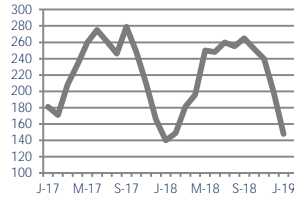
75



Down -9%  
Vs. Year Ago

### Active Inventory

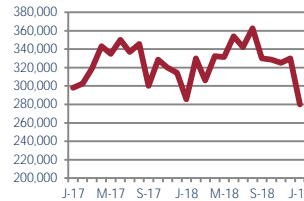
148



Up 6%  
Vs. Year Ago

### Median Sale Price

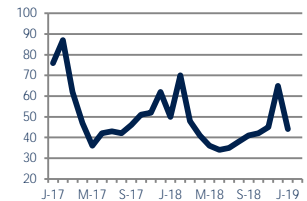
\$280,000



Down -2%  
Vs. Year Ago

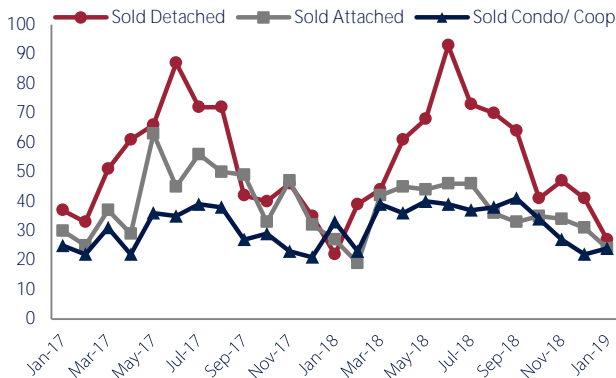
### Days On Market

44



Down -12%  
Vs. Year Ago

### Units Sold\*



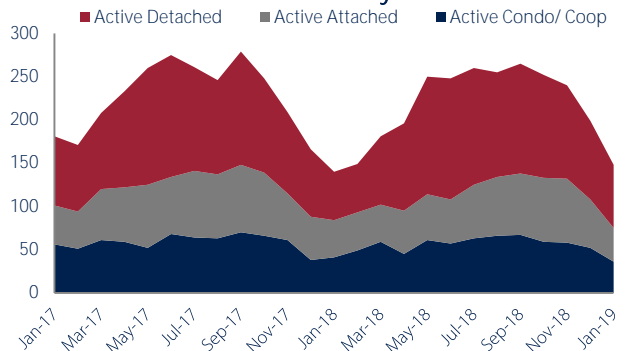
### Units Sold

There was a decrease in total units sold in January, with 75 sold this month in Columbia versus 94 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 9% versus January 2018.

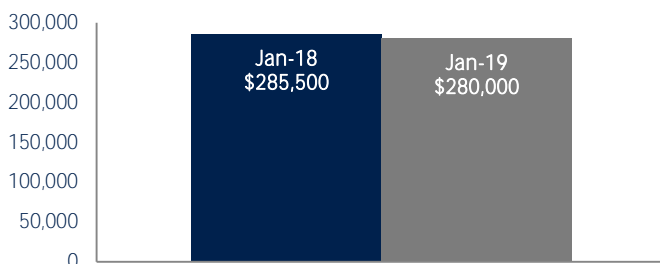
### Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 6%. The total number of active inventory this January was 148 compared to 140 in January 2018. This month's total of 148 is lower than the previous month's total supply of available inventory of 199, a decrease of 26%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Columbia Homes was \$285,500. This January, the median sale price was \$280,000, a decrease of 2% or \$5,500 compared to last year. The current median sold price is 15% 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 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 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



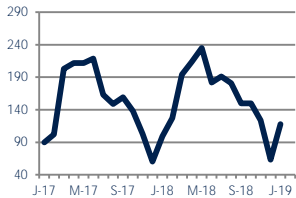
## Focus On: Columbia Housing Market

January 2019

Zip Code(s): 21044, 21045 and 21046

### New Listings

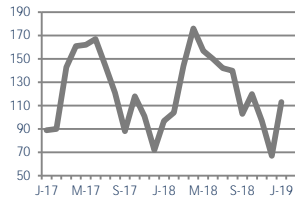
118



Up 19%  
Vs. Year Ago

### Current Contracts

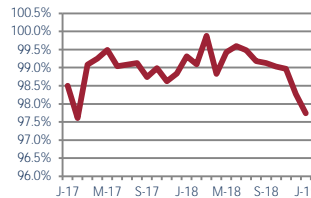
113



Up 16%  
Vs. Year Ago

### Sold Vs. List Price

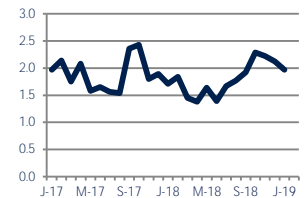
97.7%



Down -1.6%  
Vs. Year Ago

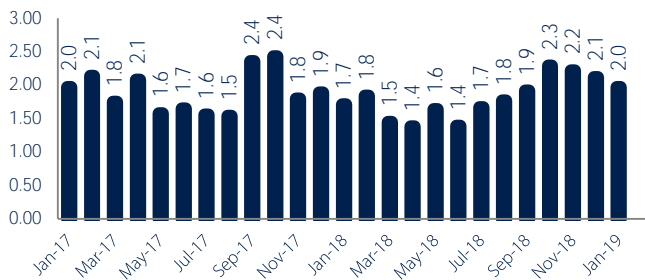
### Months of Supply

2.0



Up 15%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

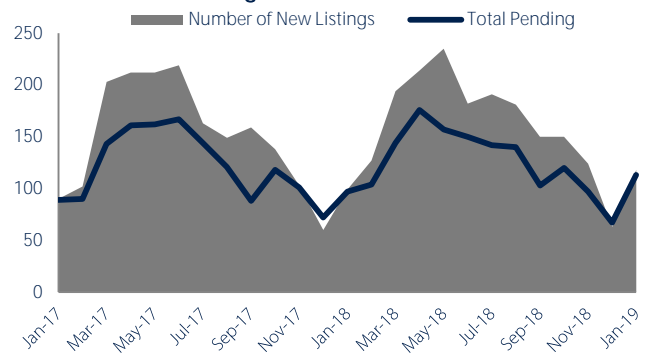
In January, there was 2.0 months of supply available in Columbia, compared to 1.7 in January 2018. That is an increase of 16% versus a year ago.

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.

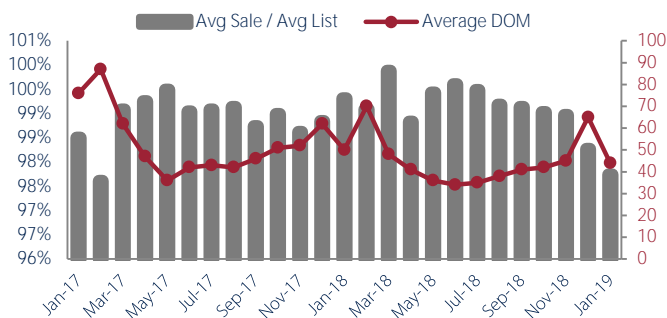
### New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Columbia compared to 99 in January 2018, an increase of 19%. There were 113 current contracts pending sale this January compared to 97 a year ago. The number of current contracts is 16% 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 was 97.7% of the average list price, which is 1.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 50, a decrease of 12%.



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