



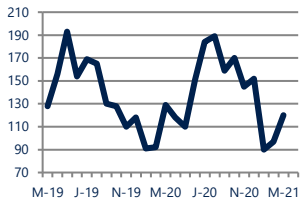
Focus On: Columbia and Clarksville Housing Market

March 2021

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

Units Sold

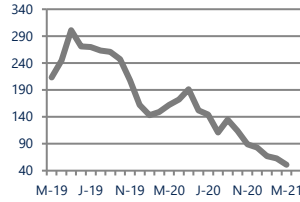
120



Down -7%
Vs. Year Ago

Active Inventory

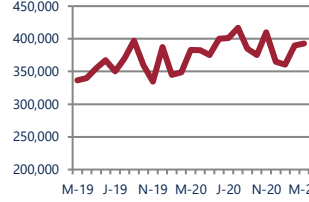
51



Down -69%
Vs. Year Ago

Median Sale Price

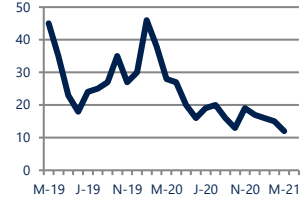
\$393,000



Up 3%
Vs. Year Ago

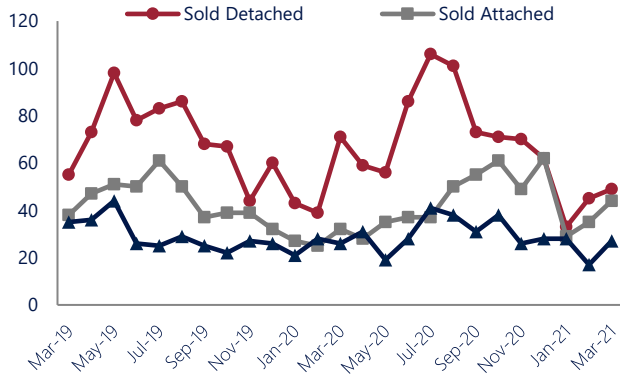
Days On Market

12



Down -57%
Vs. Year Ago

Units Sold*



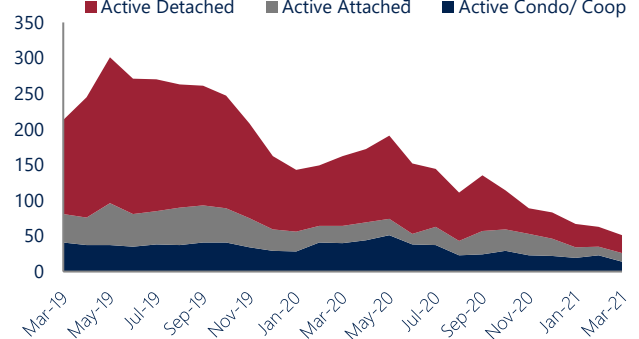
Units Sold

There was an increase in total units sold in March, with 120 sold this month in Columbia and Clarksville versus 97 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 7% versus March 2020.

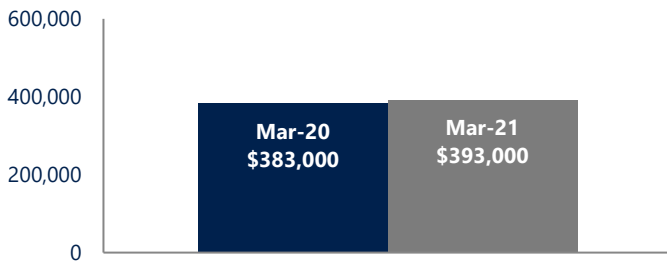
Active Inventory

Versus last year, the total number of homes available this month is lower by 111 units or 69%. The total number of active inventory this March was 51 compared to 162 in March 2020. This month's total of 51 is lower than the previous month's total supply of available inventory of 63, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Columbia and Clarksville Homes was \$383,000. This March, the median sale price was \$393,000, an increase of 3% or \$10,000 compared to last year. The current median sold price is 1% higher than in February.

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.





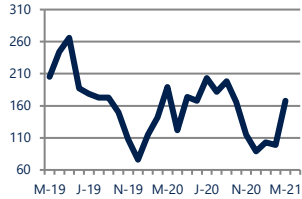
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March 2021

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

New Listings

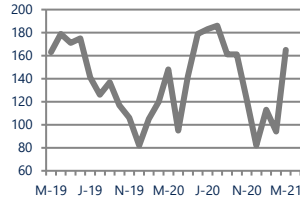
168



Down -11%
Vs. Year Ago

Current Contracts

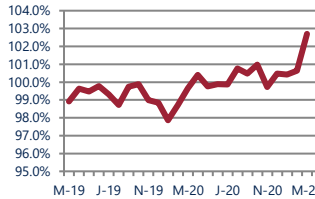
165



Up 11%
Vs. Year Ago

Sold Vs. List Price

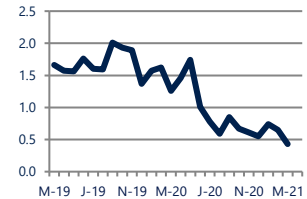
102.7%



Up 3.1%
Vs. Year Ago

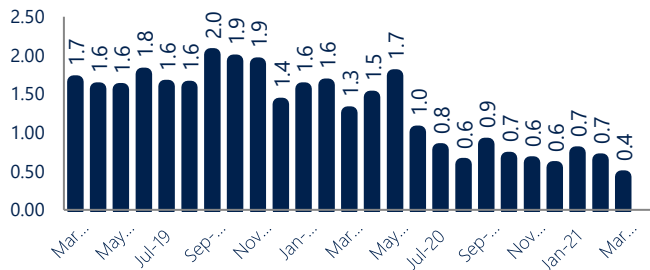
Months of Supply

0.4



Down -66%
Vs. Year Ago

Months Of Supply



Months of Supply

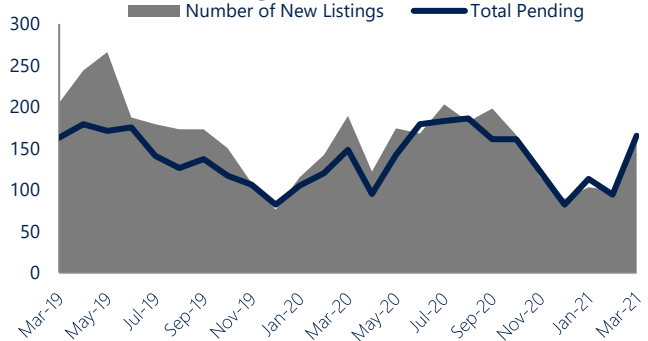
In March, there was 0.4 months of supply available in Columbia and Clarksville, compared to 1.3 in March 2020. That is a decrease of 66% versus a year ago.

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.

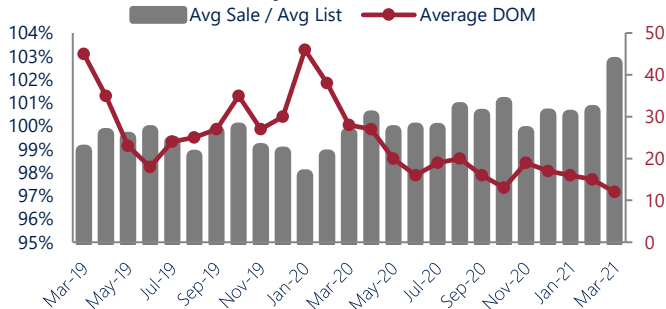
New Listings & Current Contracts

This month there were 168 homes newly listed for sale in Columbia and Clarksville compared to 189 in March 2020, a decrease of 11%. There were 165 current contracts pending sale this March compared to 148 a year ago. The number of current contracts is 11% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Columbia and Clarksville was 102.7% of the average list price, which is 3.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 28, a decrease of 57%.



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