



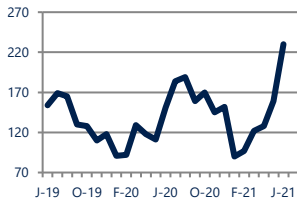
**Focus On: Columbia and Clarksville Housing Market**

June 2021

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

**Units Sold**

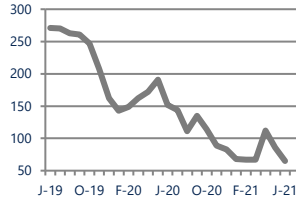
230



**Up**  
Vs. Year Ago

**Active Inventory**

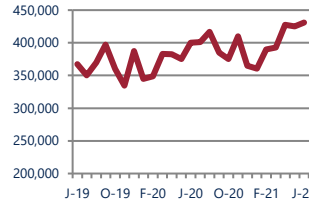
65



**Down -57%**  
Vs. Year Ago

**Median Sale Price**

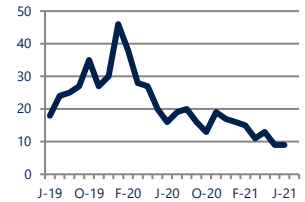
\$431,000



**Up 8%**  
Vs. Year Ago

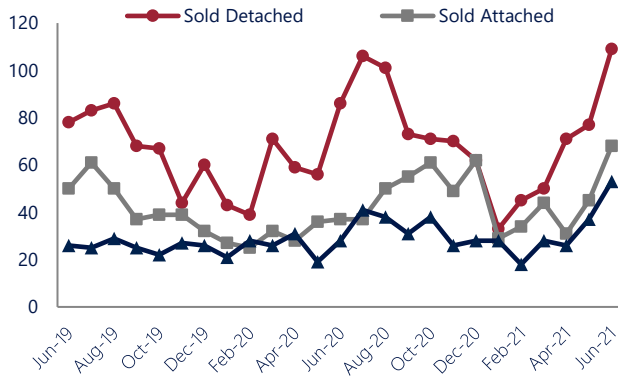
**Days On Market**

9



**Down -44%**  
Vs. Year Ago

**Units Sold\***



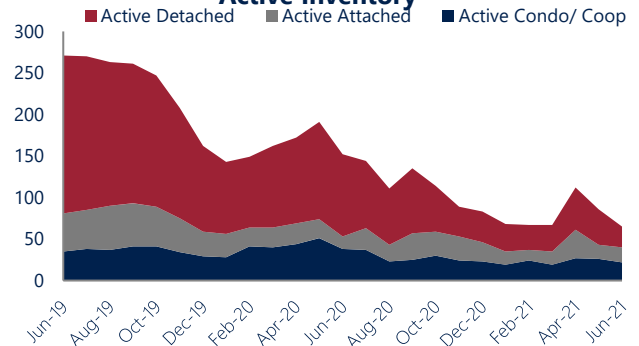
**Units Sold**

There was an increase in total units sold in June, with 230 sold this month in Columbia and Clarksville. This month's total units sold was higher than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 87 units or 57%. The total number of active inventory this June was 65 compared to 152 in June 2020. This month's total of 65 is lower than the previous month's total supply of available inventory of 86, a decrease of 24%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Columbia and Clarksville Homes was \$400,000. This June, the median sale price was \$431,000, an increase of 8% or \$31,000 compared to last year. The current median sold price is 1% higher than in May.

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.





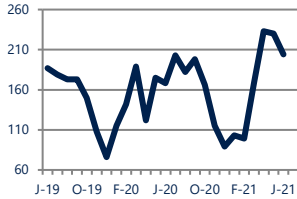
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June 2021

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

**New Listings**

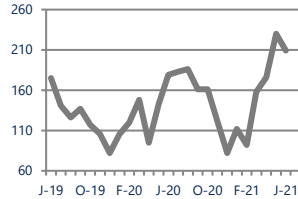
204



**Up 21%**  
Vs. Year Ago

**Current Contracts**

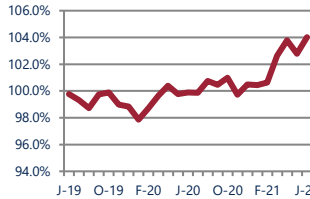
209



**Up 17%**  
Vs. Year Ago

**Sold Vs. List Price**

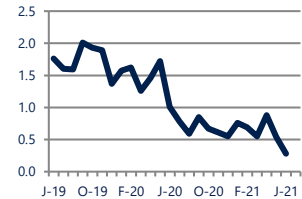
104.0%



**Up 4.1%**  
Vs. Year Ago

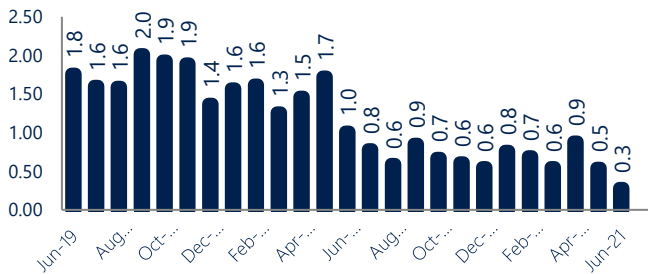
**Months of Supply**

0.3



**Down -72%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

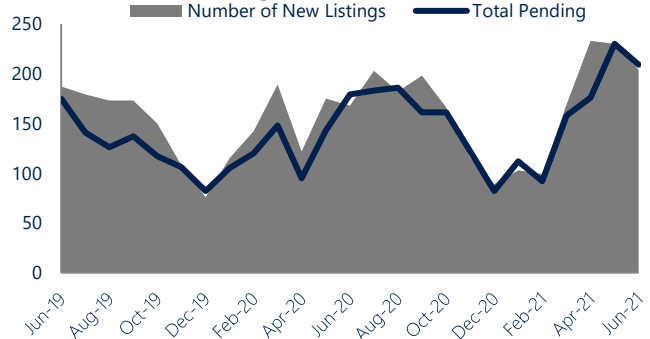
In June, there was 0.3 months of supply available in Columbia and Clarksville, compared to 1.0 in June 2020. That is a decrease of 72% versus a year ago.

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.

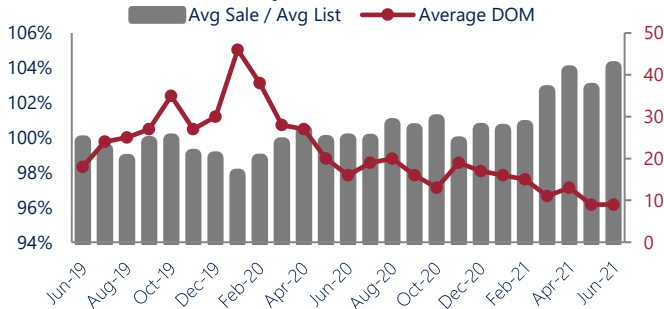
**New Listings & Current Contracts**

This month there were 204 homes newly listed for sale in Columbia and Clarksville compared to 168 in June 2020, an increase of 21%. There were 209 current contracts pending sale this June compared to 179 a year ago. The number of current contracts is 17% higher than last June.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in Columbia and Clarksville was 104.0% of the average list price, which is 4.1% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 9, lower than the average last year, which was 16, a decrease of 44%.



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