



Focus On: Columbia and Clarksville Housing Market

February 2016

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

Units Sold

86

Active Inventory

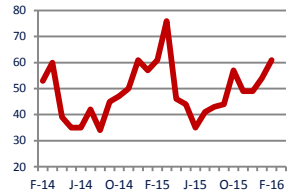
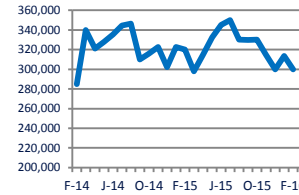
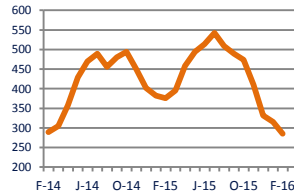
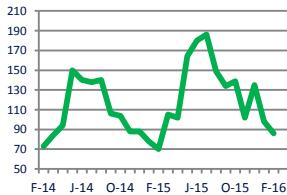
285

Median Sale Price

\$299,950

Days On Market

61

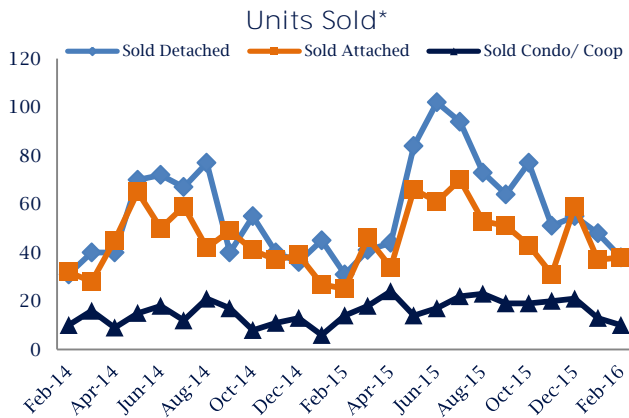


Up 23%
Vs. Year Ago

Down -24%
Vs. Year Ago

Down -6%
Vs. Year Ago

No Change
Vs. Year Ago

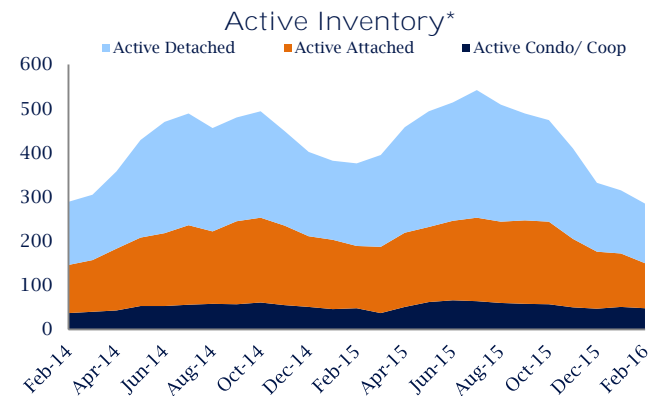


Units Sold

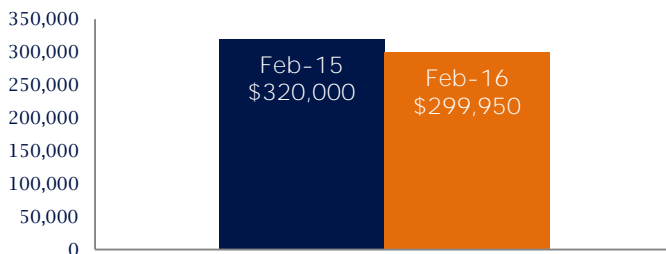
There was a decrease in total units sold in February, with 86 sold this month in Columbia and Clarksville versus 98 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 23% versus February 2015.

Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 24%. The total number of active inventory this February was 285 compared to 376 in February 2015. This month's total of 285 is lower than the previous month's total supply of available inventory of 315, a decrease of 10%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Columbia and Clarksville Homes was \$320,000. This February, the median sale price was \$299,950, a decrease of 6% or \$20,050 compared to last year. The current median sold price is 4% lower than in January.

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 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.





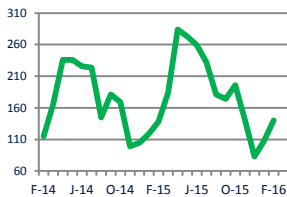
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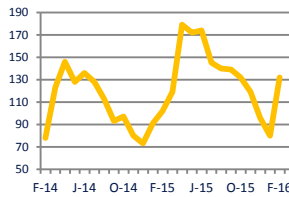
New Listings

140



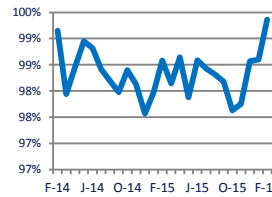
Current Contracts

132



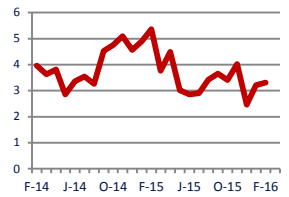
Sold Vs. List Price

99.4%



Months of Supply

3.3



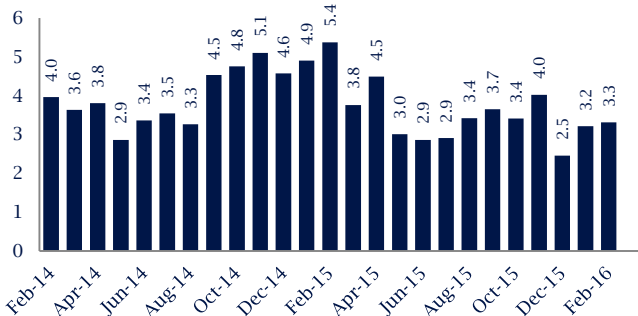
Up 1%
Vs. Year Ago

Up 29%
Vs. Year Ago

Up 0.8%
Vs. Year Ago

Down -38%
Vs. Year Ago

Months Of Supply



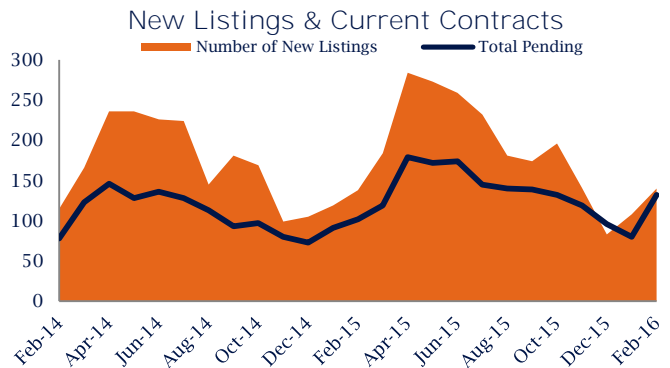
Months of Supply

In February, there was 3.3 months of supply available in Columbia and Clarksville, compared to 5.4 in February 2015. That is a decrease of 38% versus a year ago.

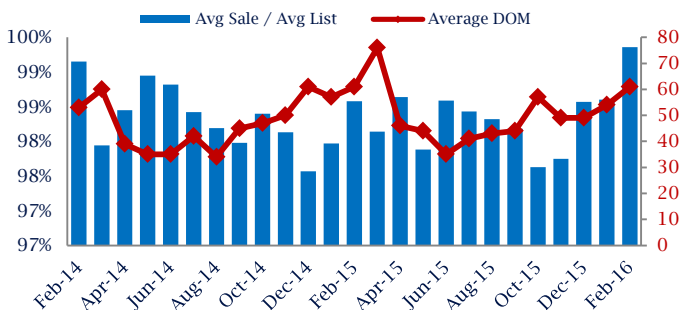
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 140 homes newly listed for sale in Columbia and Clarksville compared to 138 in February 2015, an increase of 1%. There were 132 current contracts pending sale this February compared to 102 a year ago. The number of current contracts is 29% higher than last February.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Columbia and Clarksville was 99.4% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 61, which is similar compared to a year ago.

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