

COLUMBIA COUNTY

Published: January 2018*

Property Types: All Residential Properties - All Properties - New Construction

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

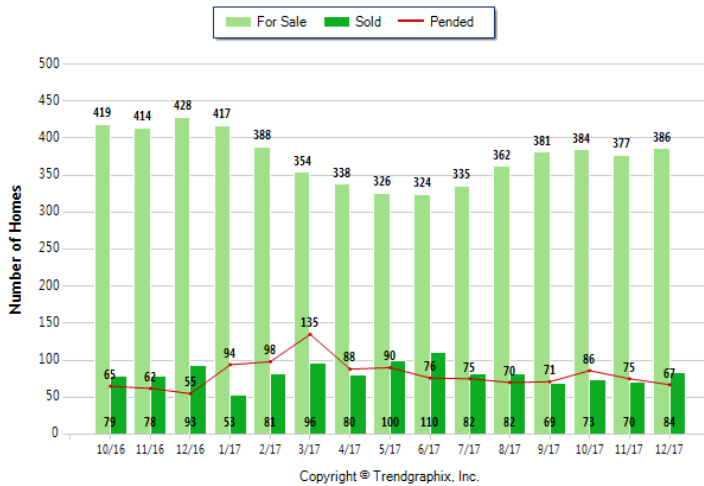
Half Baths: 0 - No Limit

Year Built: 0 - No Limit

December 2017 is a Neutral market! The number of for sale listings was down **9.8%** from one year earlier and up **2.4%** from the previous month. The number of sold listings decreased **9.7%** year over year and increased **20%** month over month. The number of under contract listings was down **10.7%** compared to previous month and up **21.8%** compared to previous year. The Months of Inventory based on Closed Sales is 4.6, the same as the previous year.

The Average Sold Price per Square Footage was up **1%** compared to previous month and up **11.6%** compared to last year. The Median Sold Price increased by **2.1%** from last month. The Average Sold Price also decreased by **4.1%** from last month. Based on the 6 month trend, the Average Sold Price trend is "Depreciating" and the Median Sold Price trend is "Neutral".

The Average Days on Market showed a neutral trend, a decrease of **21.8%** compared to previous year. The ratio of Sold Price vs. Original List Price is 101%, was the same compared to previous year.



It is a Neutral Market

Property Sales (Sold)

December property sales were 84, down **9.7%** from 93 in December of 2016 and **20%** higher than the 70 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of properties available this month is lower by 42 units of **9.8%**. This year's smaller inventory means that buyers who waited to buy may have smaller selection to choose from. The number of current inventory is up **2.4%** compared to the previous month.

Property Under Contract (Pended)

There was a decrease of **10.7%** in the pended properties in December, with 67 properties versus 75 last month. This month's pended property sales were **21.8%** higher than at this time last year.

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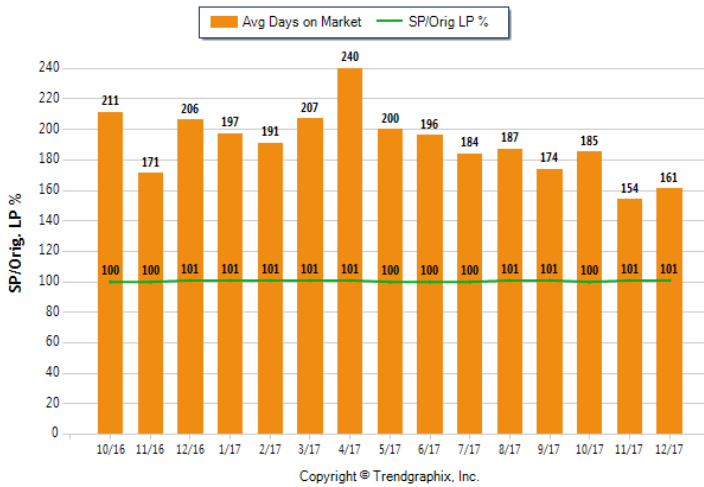
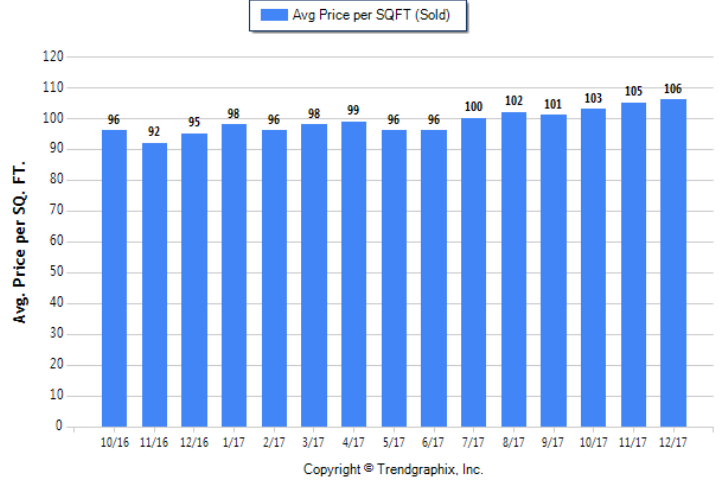
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The Average Sold Price per Square Footage is Appreciating*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The December 2017 Average Sold Price per Square Footage of \$106 was up **1%** from \$105 last month and up **11.6%** from \$95 in December of last year.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



The Days on Market Shows Neutral Trend*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for December 2017 was 161, up **4.5%** from 154 days last month and down **21.8%** from 206 days in December of last year.

The Sold/Original List Price Ratio Remains Steady**

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 101% is the same as last month and the same as in December of last year.

* Based on 6 month trend – Upward/Downward/Neutral

** Based on 6 month trend – Rising/Falling/Remains Steady

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The Average For Sale Price is Neutral*

The Average For Sale Price in December was \$282,000, up **3.7%** from \$272,000 in December of 2016 and down **0.7%** from \$284,000 last month.

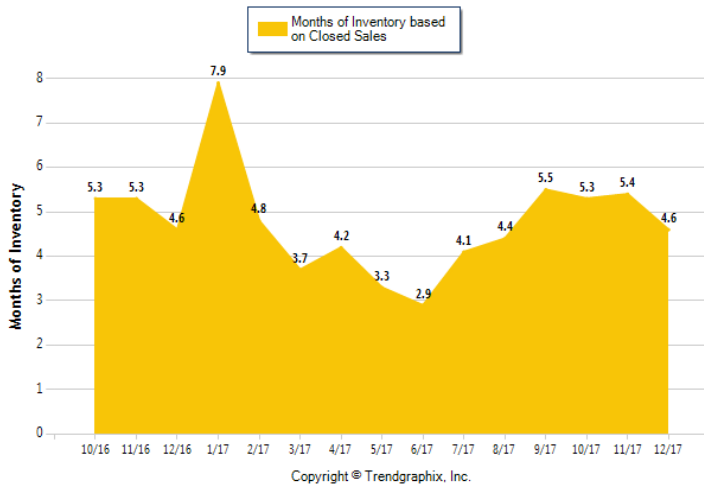
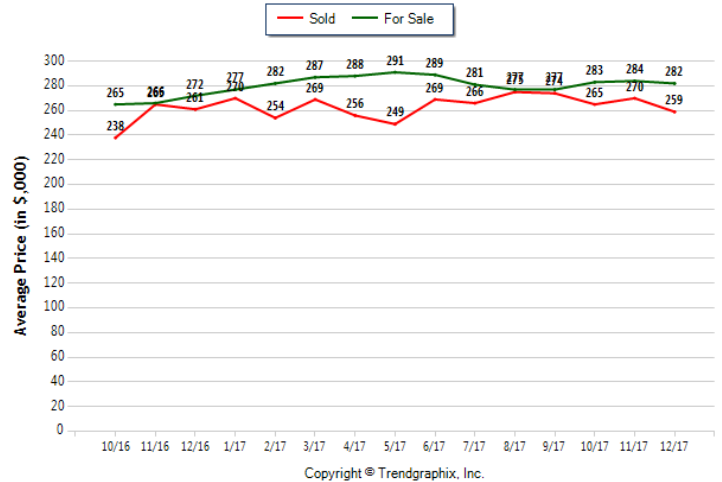
The Average Sold Price is Depreciating*

The Average Sold Price in December was \$259,000, down **0.8%** from \$261,000 in December of 2016 and down **4.1%** from \$270,000 last month.

The Median Sold Price is Neutral*

The Median Sold Price in December was \$238,000, down **4.4%** from \$249,000 in December of 2016 and up **2.1%** from \$233,000 last month.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



It is a Neutral Market*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

*Buyer's market: more than 6 months of inventory
Seller's market: less than 3 months of inventory
Neutral market: 3 – 6 months of inventory

Months of Inventory based on Closed Sales

The December 2017 Months of Inventory based on Closed Sales of 4.6 was the same compared to last year and down **14.9%** compared to last month. December 2017 is Neutral market.

Months of Inventory based on Pended Sales

The December 2017 Months of Inventory based on Pended Sales of 5.8 was decreased by **25.7%** compared to last year and up **15.9%** compared to last month. December 2017 is Neutral market.

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It is a Neutral Market*

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

*Buyer's market: 16.67% and below

Seller's market: 33.33% and above

Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The December 2017 Absorption Rate based on Closed Sales of 21.8 was increased by **0.5%** compared to last year and up **17.2%** compared to last month.

Absorption Rate based on Pended Sales

The December 2017 Absorption Rate based on Pended Sales of 17.4 was increased by **35%** compared to last year and down **12.6%** compared to last month.

