

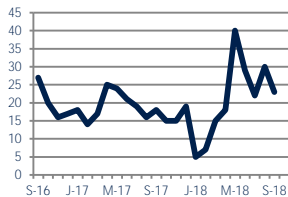
Focus On: East Springfield Housing Market

September 2018

Zip Code(s): 22150

Units Sold

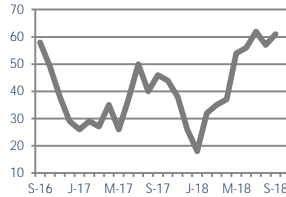
23



Up 28%
Vs. Year Ago

Active Inventory

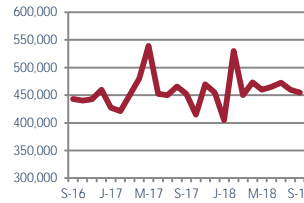
61



Up 33%
Vs. Year Ago

Median Sale Price

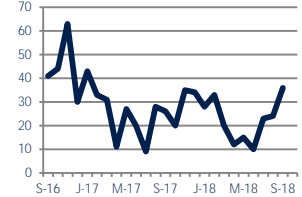
\$455,000



Up 1%
Vs. Year Ago

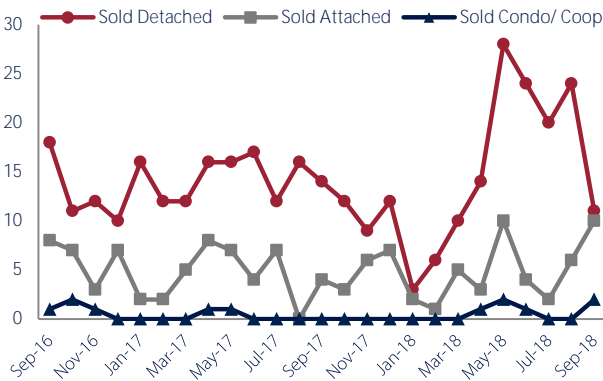
Days On Market

36



Up 38%
Vs. Year Ago

Units Sold*



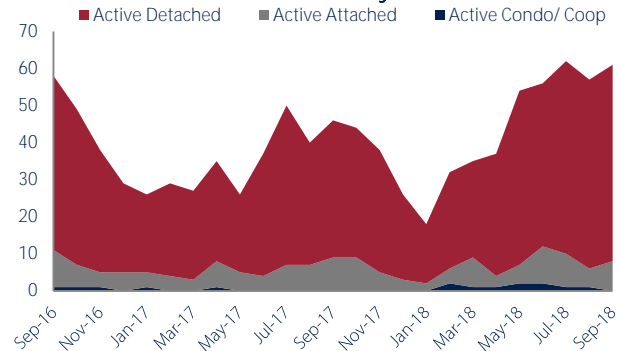
Units Sold

There was a decrease in total units sold in September, with 23 sold this month in East Springfield versus 30 last month, a decrease of 23%. This month's total units sold was higher than at this time last year, an increase of 28% versus September 2017.

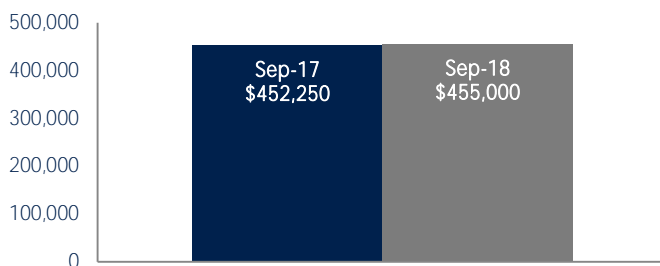
Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 33%. The total number of active inventory this September was 61 compared to 46 in September 2017. This month's total of 61 is higher than the previous month's total supply of available inventory of 57, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for East Springfield Homes was \$452,250. This September, the median sale price was \$455,000, an increase of 1% or \$2,750 compared to last year. The current median sold price is 1% lower than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

East Springfield are defined as properties listed in zip code/s 22150.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





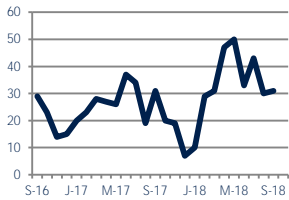
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New Listings

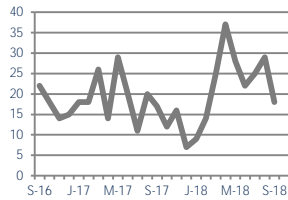
31



No Change
Vs. Year Ago

Current Contracts

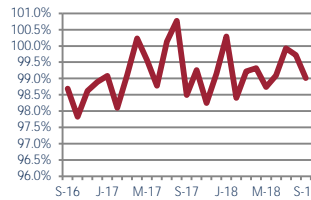
18



Up 6%
Vs. Year Ago

Sold Vs. List Price

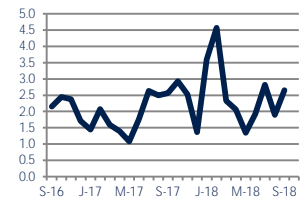
99.0%



Up 0.5%
Vs. Year Ago

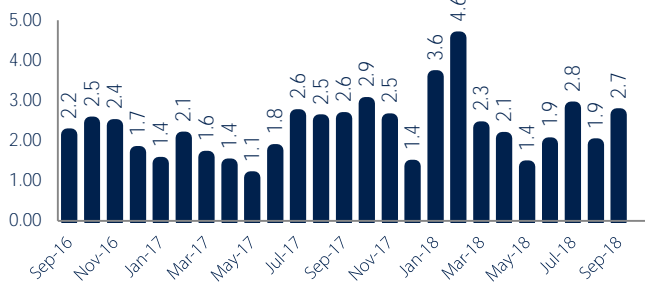
Months of Supply

2.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

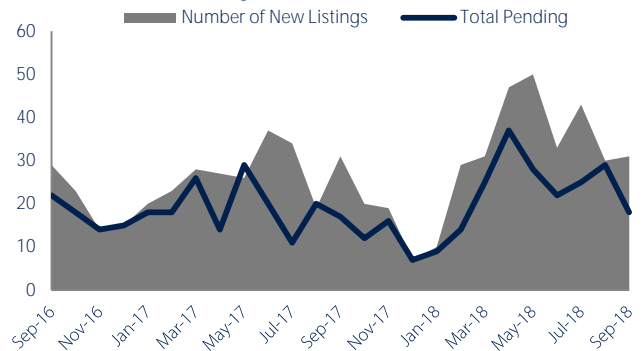
In September, there was 2.7 months of supply available in East Springfield. The amount of supply is similar compared to a year ago.

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.

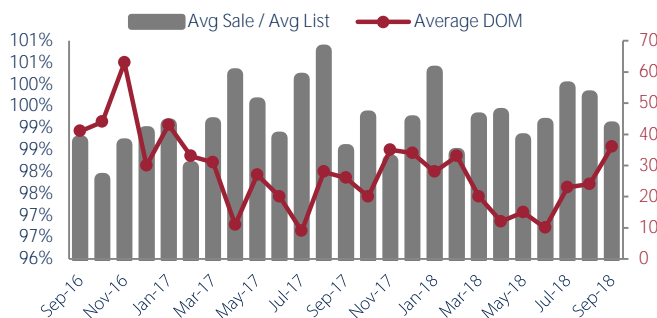
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in East Springfield, which is similar to the amount in September 2017. There were 18 current contracts pending sale this September compared to 17 a year ago. The number of current contracts is 6% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in East Springfield was 99.0% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 26, an increase of 38%.



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