

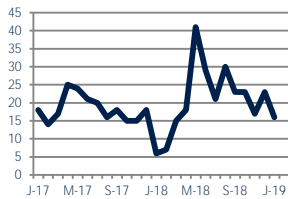
Focus On: East Springfield Housing Market

January 2019

Zip Code(s): 22150

Units Sold

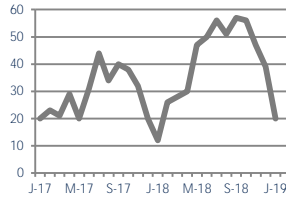
16



Up
Vs. Year Ago

Active Inventory

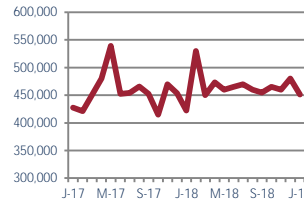
20



Up 67%
Vs. Year Ago

Median Sale Price

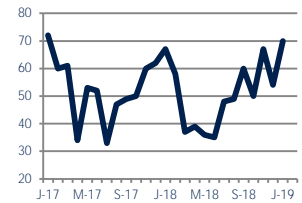
\$451,025



Up 7%
Vs. Year Ago

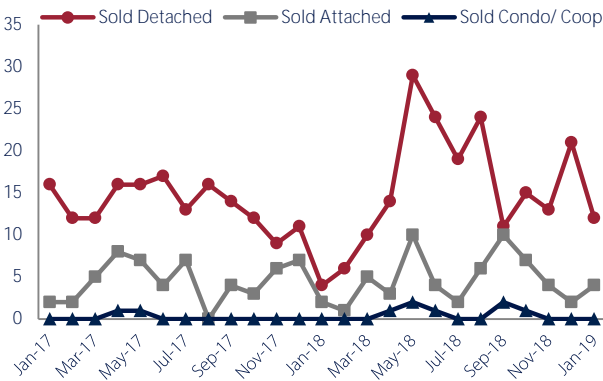
Days On Market

70



Up 4%
Vs. Year Ago

Units Sold*



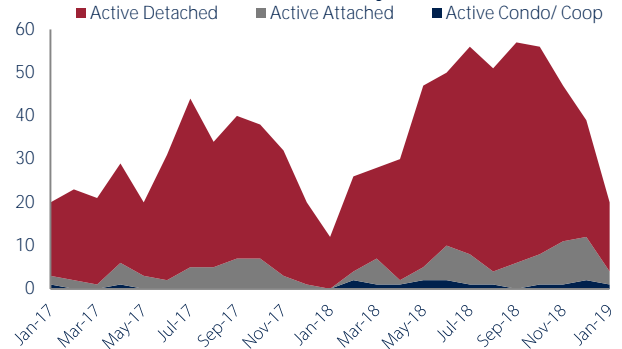
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 16 sold this month in East Springfield. This month's total units sold was higher than at this time last year, an increase from January 2018.

Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 67%. The total number of active inventory this January was 20 compared to 12 in January 2018. This month's total of 20 is lower than the previous month's total supply of available inventory of 39, a decrease of 49%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for East Springfield Homes was \$422,500. This January, the median sale price was \$451,025, an increase of 7% or \$28,525 compared to last year. The current median sold price is 6% lower than in December.

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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



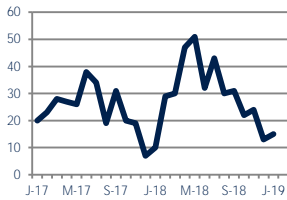
Focus On: East Springfield Housing Market

January 2019

Zip Code(s): 22150

New Listings

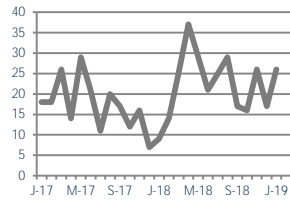
15



Up 50%
Vs. Year Ago

Current Contracts

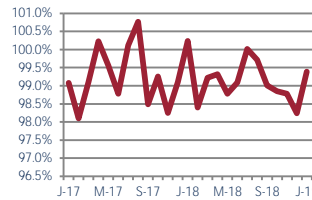
26



Up 189%
Vs. Year Ago

Sold Vs. List Price

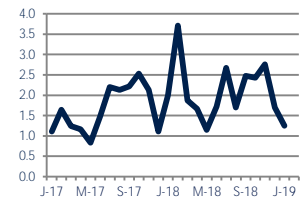
99.4%



Down -0.8%
Vs. Year Ago

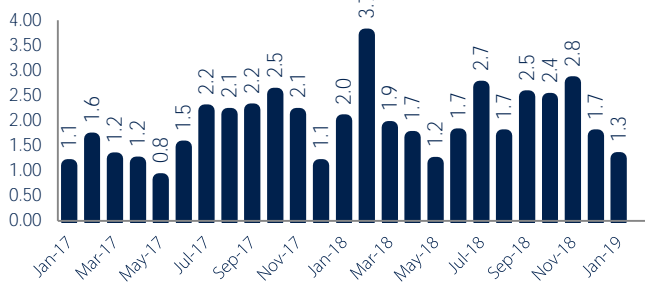
Months of Supply

1.3



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

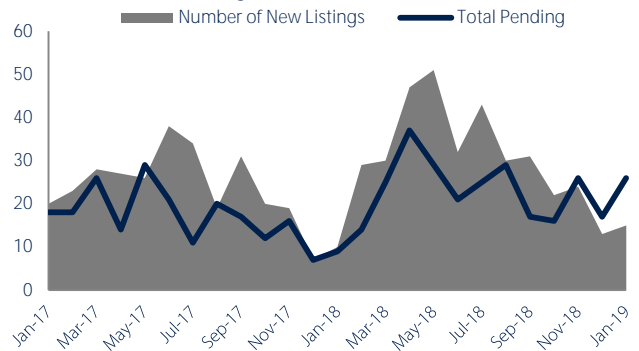
In January, there was 1.3 months of supply available in East Springfield, compared to 2.0 in January 2018. That is a decrease of 38% versus a year ago.

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.

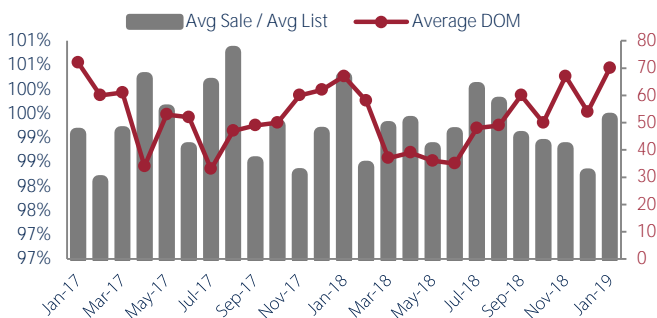
New Listings & Current Contracts

This month there were 15 homes newly listed for sale in East Springfield compared to 10 in January 2018, an increase of 50%. There were 26 current contracts pending sale this January compared to 9 a year ago. The number of current contracts is 189% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in East Springfield was 99.4% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 70, higher than the average last year, which was 67, an increase of 4%.



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