

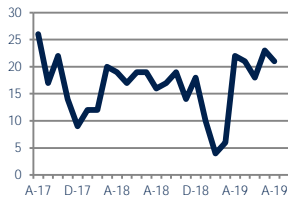
Focus On: North Springfield Housing Market

August 2019

Zip Code(s): 22151

Units Sold

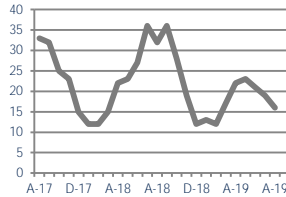
21



Up 31%
Vs. Year Ago

Active Inventory

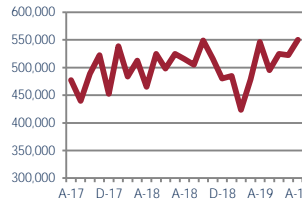
16



Down -50%
Vs. Year Ago

Median Sale Price

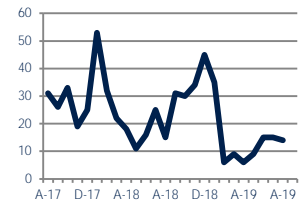
\$550,000



Up 7%
Vs. Year Ago

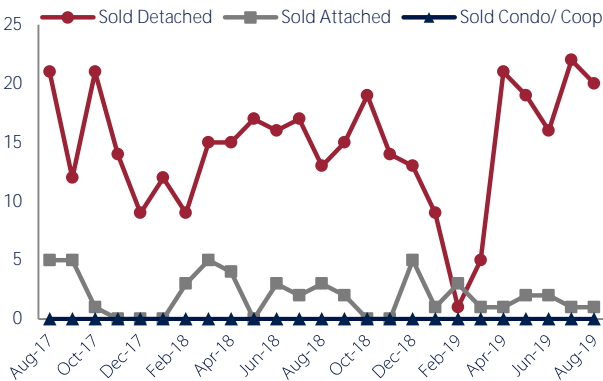
Days On Market

14



Down -7%
Vs. Year Ago

Units Sold*



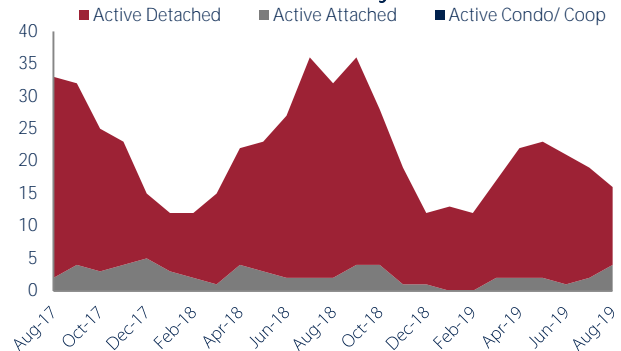
Units Sold

There was a decrease in total units sold in August, with 21 sold this month in North Springfield versus 23 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 31% versus August 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 50%. The total number of active inventory this August was 16 compared to 32 in August 2018. This month's total of 16 is lower than the previous month's total supply of available inventory of 19, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for North Springfield Homes was \$515,450. This August, the median sale price was \$550,000, an increase of 7% or \$34,550 compared to last year. The current median sold price is 5% higher than in July.

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

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*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



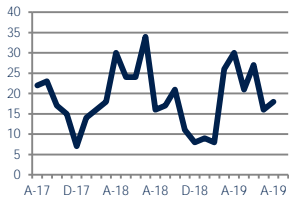
Focus On: North Springfield Housing Market

August 2019

Zip Code(s): 22151

New Listings

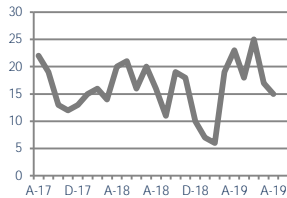
18



Up 13%
Vs. Year Ago

Current Contracts

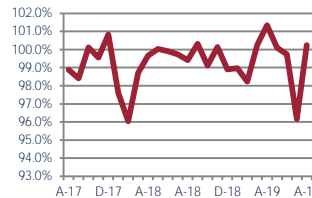
15



Down -6%
Vs. Year Ago

Sold Vs. List Price

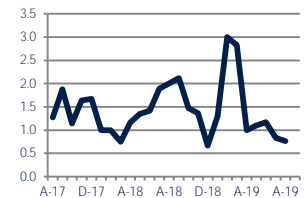
100.2%



Up 0.8%
Vs. Year Ago

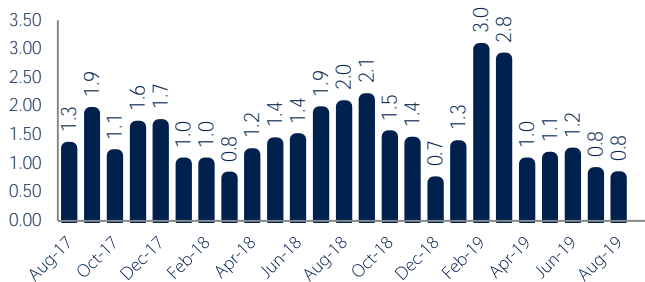
Months of Supply

0.8



Down -62%
Vs. Year Ago

Months Of Supply



Months of Supply

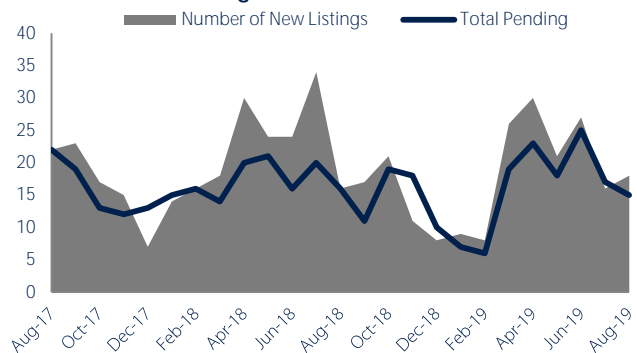
In August, there was 0.8 months of supply available in North Springfield, compared to 2.0 in August 2018. That is a decrease of 62% versus a year ago.

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.

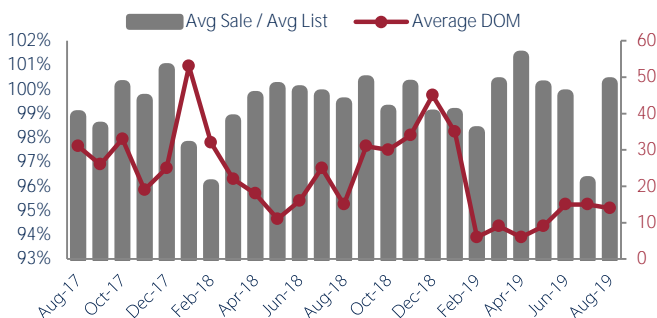
New Listings & Current Contracts

This month there were 18 homes newly listed for sale in North Springfield compared to 16 in August 2018, an increase of 13%. There were 15 current contracts pending sale this August compared to 16 a year ago. The number of current contracts is 6% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in North Springfield was 100.2% 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 14, lower than the average last year, which was 15, a decrease of 7%.



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