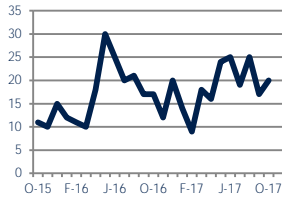




Zip Code(s): 22151

### Units Sold

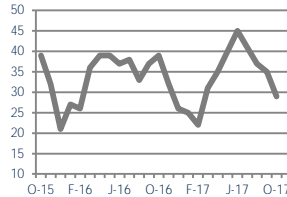
20



**Up 18%**  
Vs. Year Ago

### Active Inventory

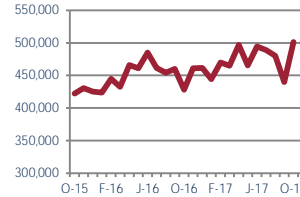
29



**Down -26%**  
Vs. Year Ago

### Median Sale Price

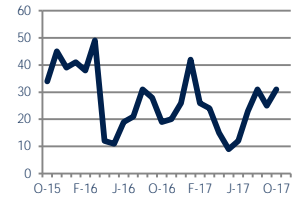
\$501,500



**Up 17%**  
Vs. Year Ago

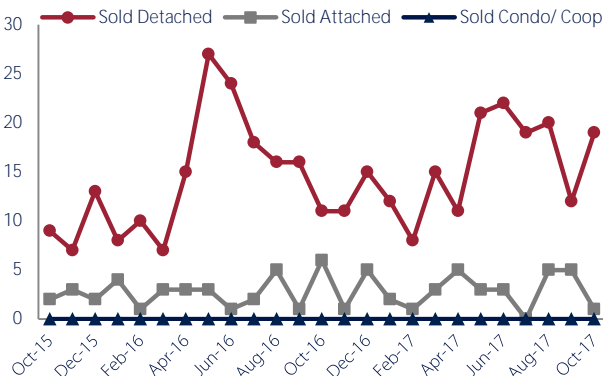
### Days On Market

31



**Up**  
Vs. Year Ago

### Units Sold\*



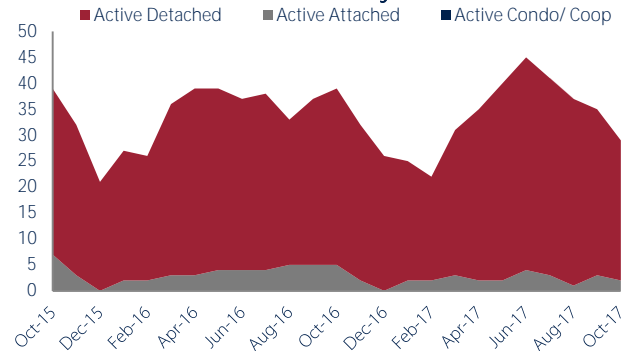
### Units Sold

There was an increase in total units sold in October, with 20 sold this month in North Springfield versus 17 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 18% versus October 2016.

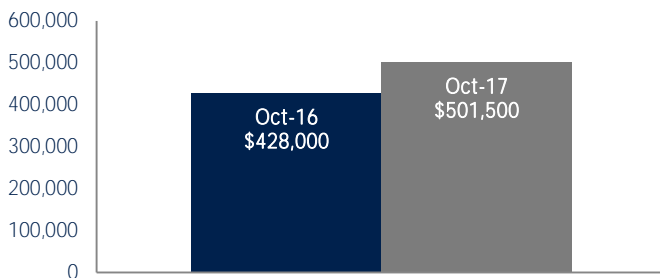
### Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 26%. The total number of active inventory this October was 29 compared to 39 in October 2016. This month's total of 29 is lower than the previous month's total supply of available inventory of 35, a decrease of 17%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for North Springfield Homes was \$428,000. This October, the median sale price was \$501,500, an increase of 17% or \$73,500 compared to last year. The current median sold price is 14% higher than in September.

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

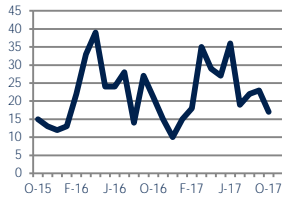
## Focus On: North Springfield Housing Market

October 2017

Zip Code(s): 22151

### New Listings

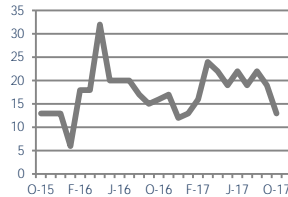
17



Down -19%  
Vs. Year Ago

### Current Contracts

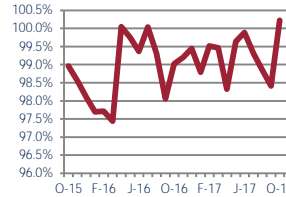
13



Down -19%  
Vs. Year Ago

### Sold Vs. List Price

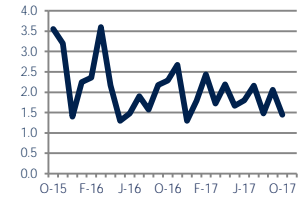
100.2%



Up 1.2%  
Vs. Year Ago

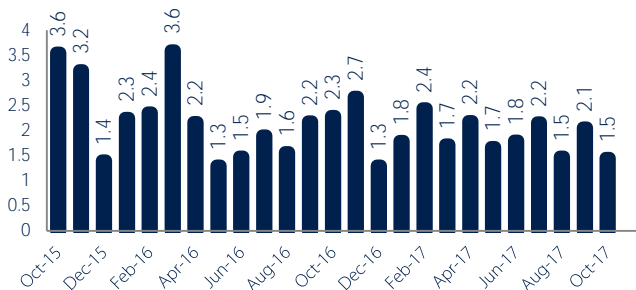
### Months of Supply

1.5



Down -37%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

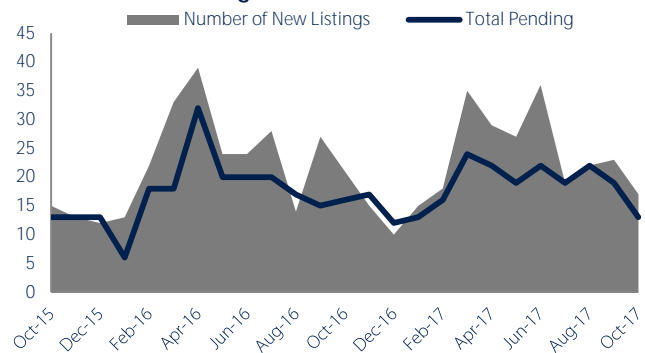
In October, there was 1.5 months of supply available in North Springfield, compared to 2.3 in October 2016. That is a decrease of 37% versus a year ago.

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.

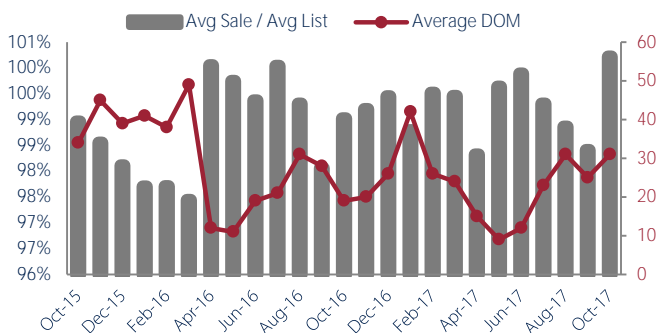
### New Listings & Current Contracts

This month there were 17 homes newly listed for sale in North Springfield compared to 21 in October 2016, a decrease of 19%. There were 13 current contracts pending sale this October compared to 16 a year ago. The number of current contracts is 19% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in North Springfield was 100.2% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 19. This increase was impacted by the limited number of sales.