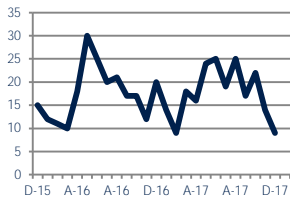




Zip Code(s): 22151

Units Sold

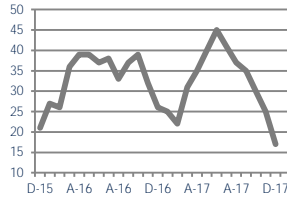
9



Down
Vs. Year Ago

Active Inventory

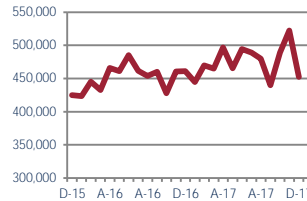
17



Down -35%
Vs. Year Ago

Median Sale Price

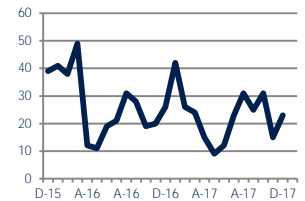
\$452,411



Down -2%
Vs. Year Ago

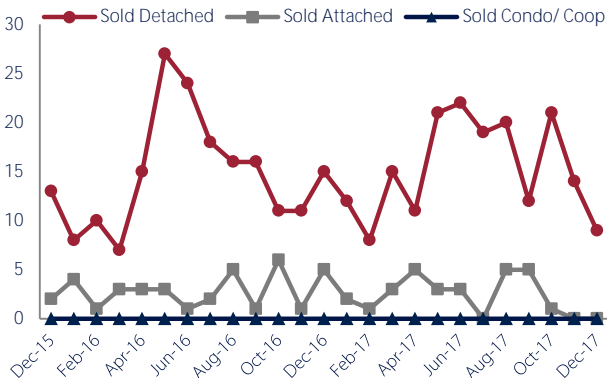
Days On Market

23



Down -12%
Vs. Year Ago

Units Sold*



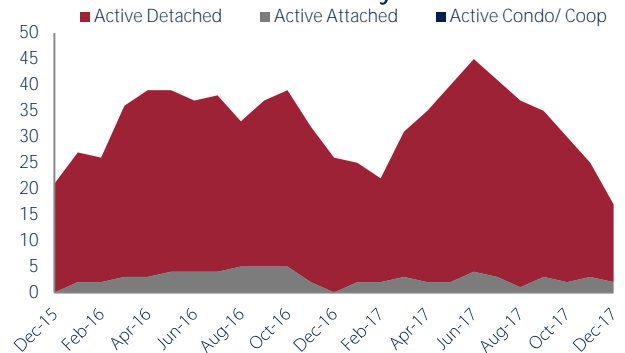
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 9 sold this month in North Springfield. This month's total units sold was lower than at this time last year, a decrease from December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 35%. The total number of active inventory this December was 17 compared to 26 in December 2016. This month's total of 17 is lower than the previous month's total supply of available inventory of 25, a decrease of 32%.

Active Inventory*

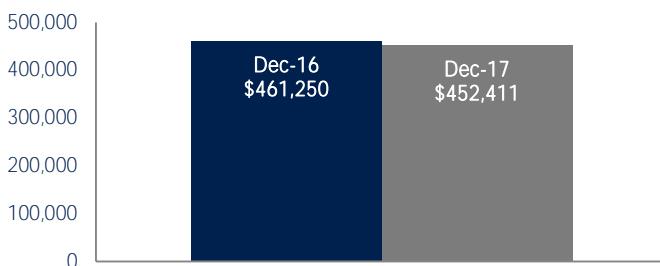


Median Sale Price

Last December, the median sale price for North Springfield Homes was \$461,250. This December, the median sale price was \$452,411, a decrease of 2% or \$8,839 compared to last year. The current median sold price is 13% lower than in November.

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

Median Sale Price



North Springfield are defined as properties listed in zip code/s 22151.

*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.

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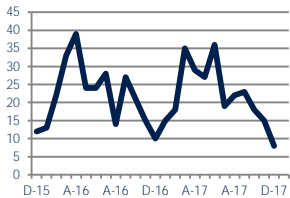
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22151

New Listings

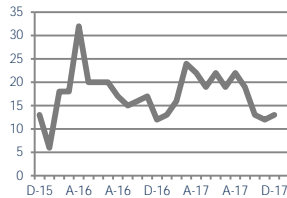
8



Down -20%
Vs. Year Ago

Current Contracts

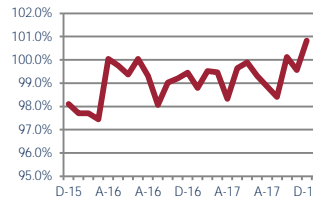
13



Up 8%
Vs. Year Ago

Sold Vs. List Price

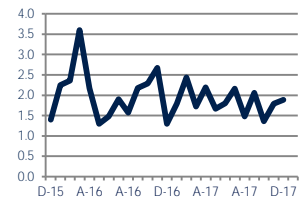
100.8%



Up 1.4%
Vs. Year Ago

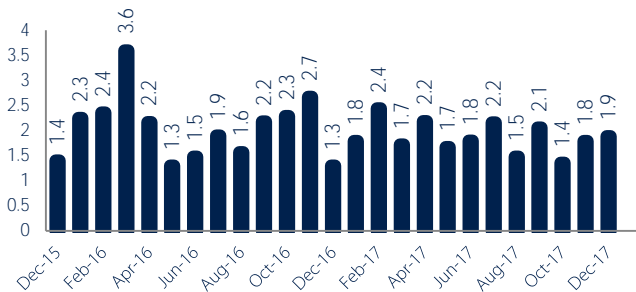
Months of Supply

1.9



Up 45%
Vs. Year Ago

Months Of Supply



Months of Supply

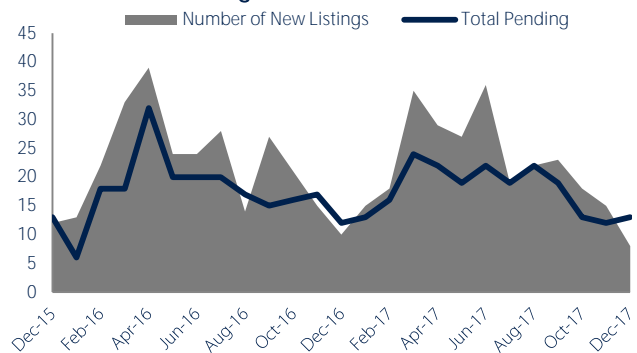
In December, there was 1.9 months of supply available in North Springfield, compared to 1.3 in December 2016. That is an increase of 45% versus a year ago.

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.

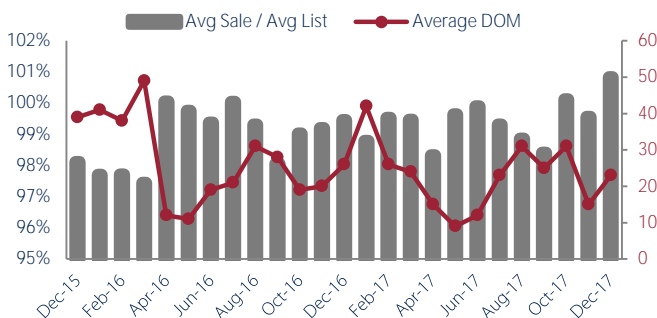
New Listings & Current Contracts

This month there were 8 homes newly listed for sale in North Springfield compared to 10 in December 2016, a decrease of 20%. There were 13 current contracts pending sale this December compared to 12 a year ago. The number of current contracts is 8% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in North Springfield was 100.8% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 26, a decrease of 12%.



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