



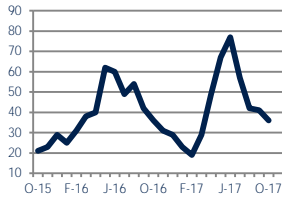
Focus On: South Springfield Housing Market

October 2017

Zip Code(s): 22153

Units Sold

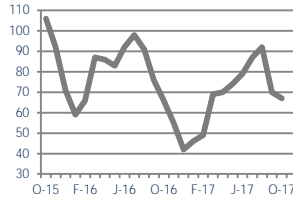
36



No Change
Vs. Year Ago

Active Inventory

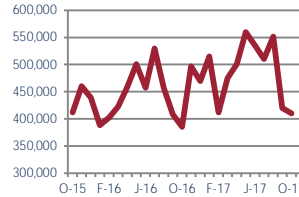
67



Up 2%
Vs. Year Ago

Median Sale Price

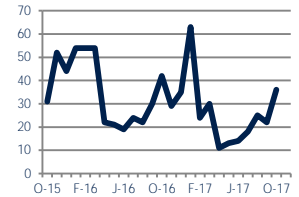
\$410,000



Up 6%
Vs. Year Ago

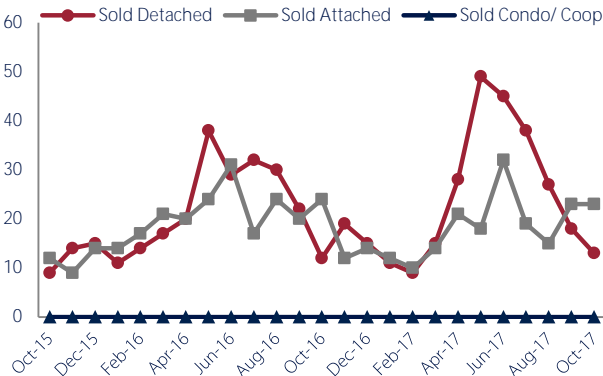
Days On Market

36



Down -14%
Vs. Year Ago

Units Sold*



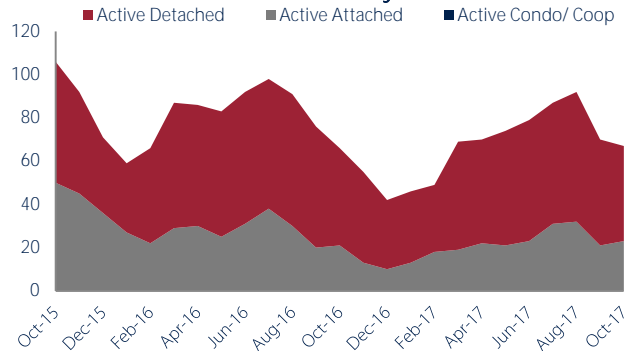
Units Sold

There was a decrease in total units sold in October, with 36 sold this month in South Springfield, a decrease of 12%. This month's total units sold is similar compared to a year ago.

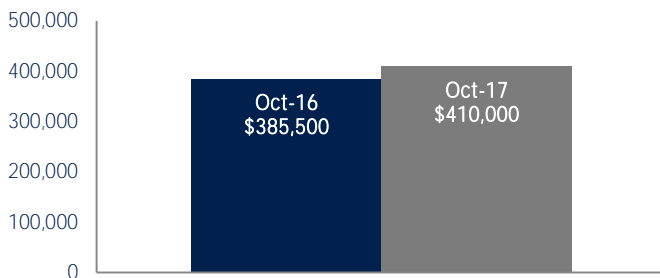
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this October was 67 compared to 66 in October 2016. This month's total of 67 is lower than the previous month's total supply of available inventory of 70, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for South Springfield Homes was \$385,500. This October, the median sale price was \$410,000, an increase of 6% or \$24,500 compared to last year. The current median sold price is 2% lower 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.

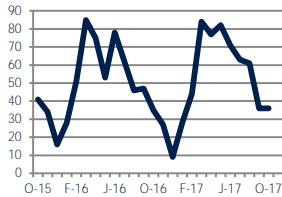
Focus On: South Springfield Housing Market

October 2017

Zip Code(s): 22153

New Listings

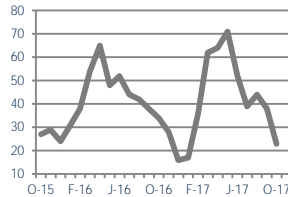
36



Up 3%
Vs. Year Ago

Current Contracts

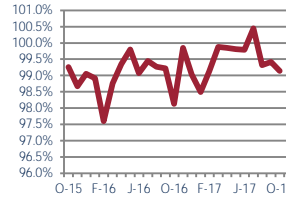
23



Down -32%
Vs. Year Ago

Sold Vs. List Price

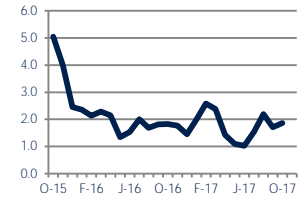
99.1%



Up 1%
Vs. Year Ago

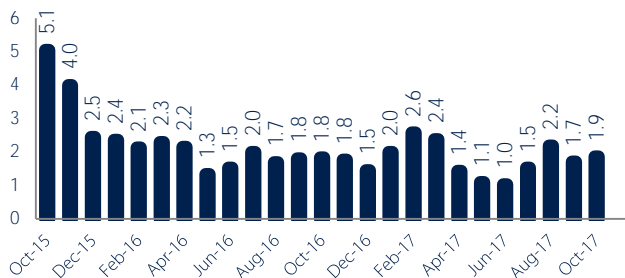
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

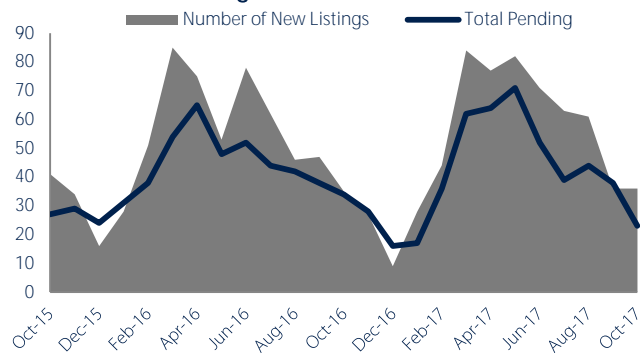
In October, there was 1.9 months of supply available in South Springfield. The amount of supply is similar compared to a year ago.

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.

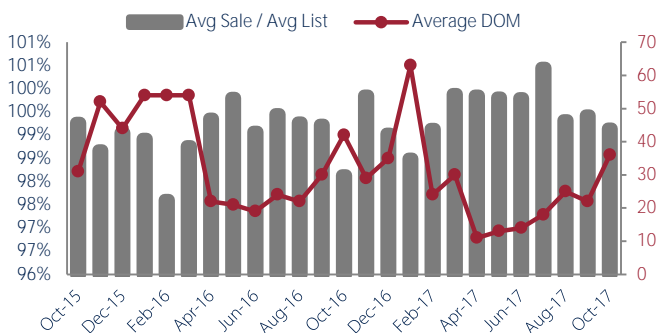
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in South Springfield compared to 35 in October 2016, an increase of 3%. There were 23 current contracts pending sale this October compared to 34 a year ago. The number of current contracts is 32% 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 South Springfield was 99.1% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 42, a decrease of 14%.