

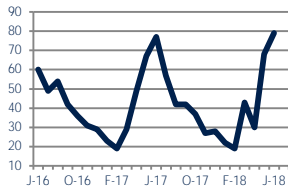


Focus On: South Springfield Housing Market

June 2018

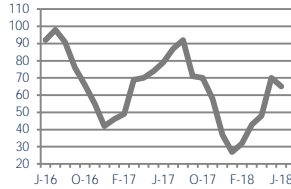
Zip Code(s): 22153

Units Sold
79



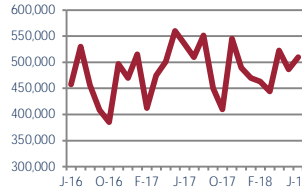
Up 3%
Vs. Year Ago

Active Inventory
65



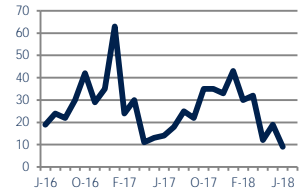
Down -18%
Vs. Year Ago

Median Sale Price
\$510,000



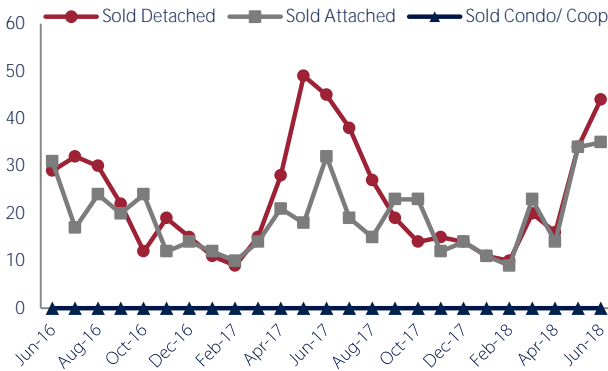
Down -5%
Vs. Year Ago

Days On Market
9



Down -36%
Vs. Year Ago

Units Sold*



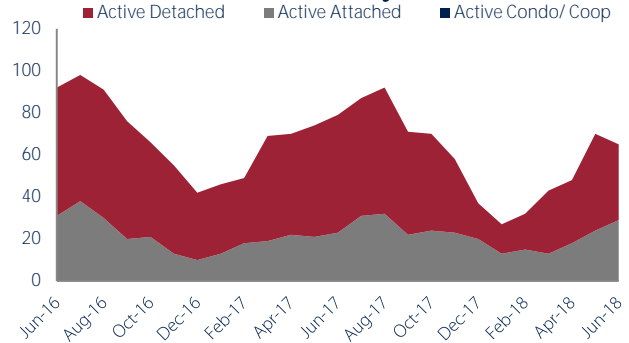
Units Sold

There was an increase in total units sold in June, with 79 sold this month in South Springfield versus 68 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 3% versus June 2017.

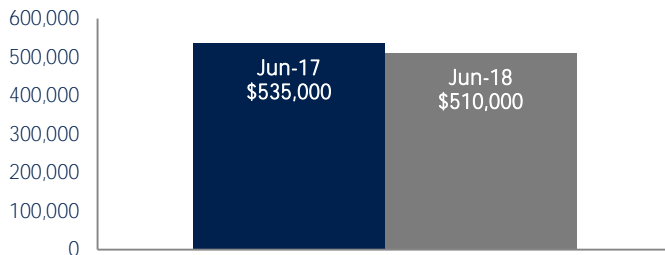
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 18%. The total number of active inventory this June was 65 compared to 79 in June 2017. This month's total of 65 is lower than the previous month's total supply of available inventory of 70, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for South Springfield Homes was \$535,000. This June, the median sale price was \$510,000, a decrease of 5% or \$25,000 compared to last year. The current median sold price is 5% higher than in May.

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

South Springfield are defined as properties listed in zip code/s 22153.

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

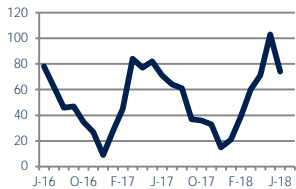




Zip Code(s): 22153

New Listings

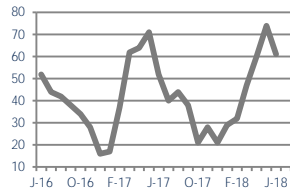
74



Up 4%
Vs. Year Ago

Current Contracts

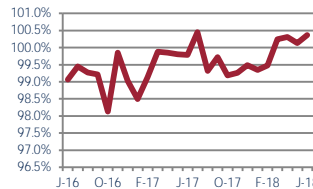
61



Up 17%
Vs. Year Ago

Sold Vs. List Price

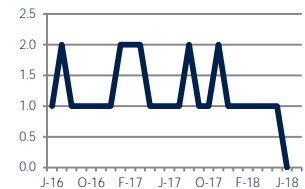
100.4%



Up 0.6%
Vs. Year Ago

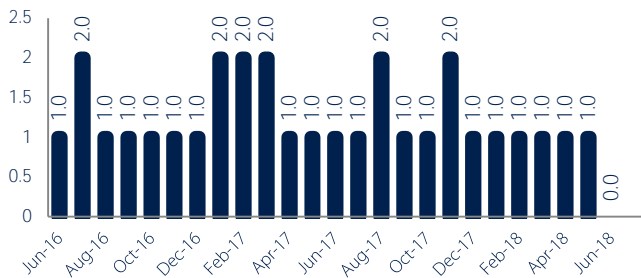
Months of Supply

0.0



Down -100%
Vs. Year Ago

Months Of Supply



Months of Supply

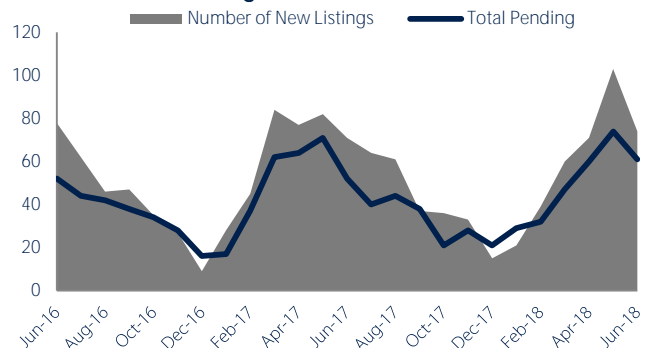
In June, there was 0.8 months of supply available in South Springfield, compared to 1.0 in June 2017. That is a decrease of 20% versus a year ago.

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.

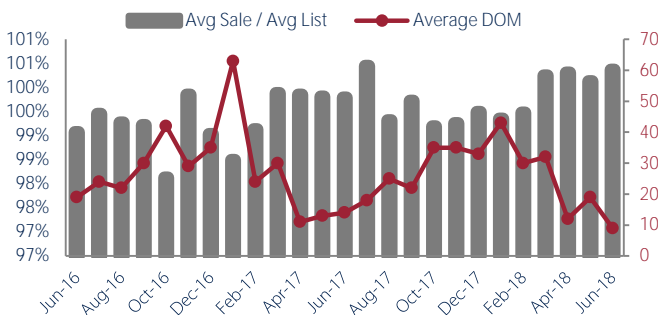
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in South Springfield compared to 71 in June 2017, an increase of 4%. There were 61 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 17% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in South Springfield was 100.4% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 14, a decrease of 36%.



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