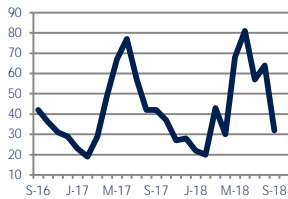


Zip Code(s): 22153

Units Sold

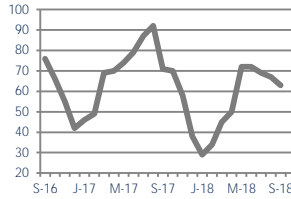
32



Down
Vs. Year Ago

Active Inventory

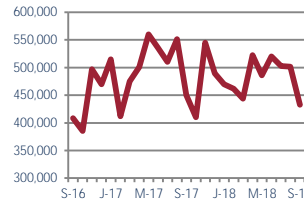
63



Down -11%
Vs. Year Ago

Median Sale Price

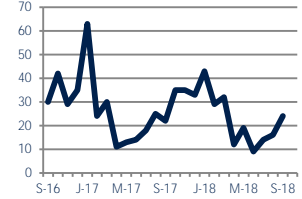
\$433,000



Down -4%
Vs. Year Ago

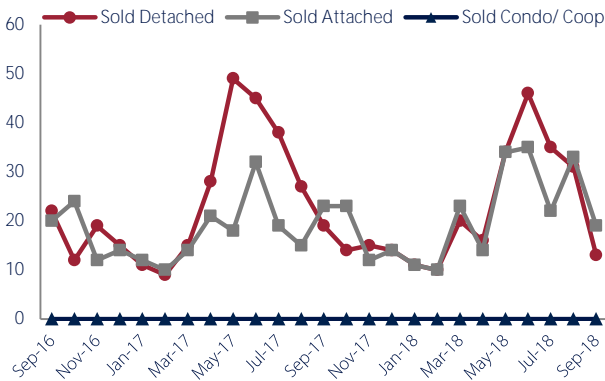
Days On Market

24



Up 9%
Vs. Year Ago

Units Sold*



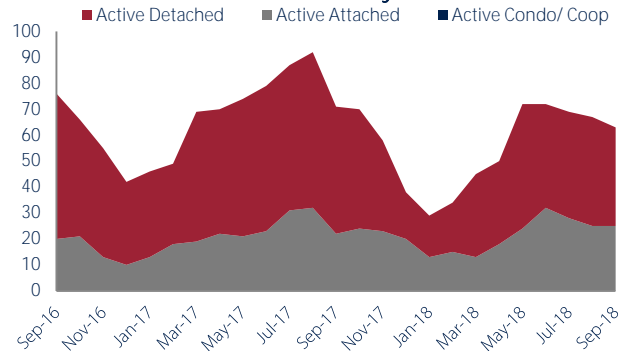
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 32 sold this month in South Springfield. This month's total units sold was lower than at this time last year, a decrease from September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 11%. The total number of active inventory this September was 63 compared to 71 in September 2017. This month's total of 63 is lower than the previous month's total supply of available inventory of 67, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for South Springfield Homes was \$450,000. This September, the median sale price was \$433,000, a decrease of 4% or \$17,000 compared to last year. The current median sold price is 14% lower than in August.

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





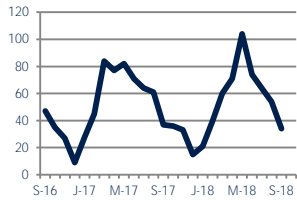
Focus On: South Springfield Housing Market

September 2018

Zip Code(s): 22153

New Listings

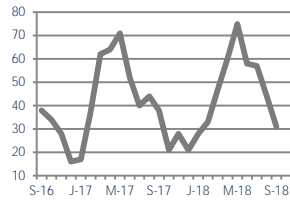
34



Down -8%
Vs. Year Ago

Current Contracts

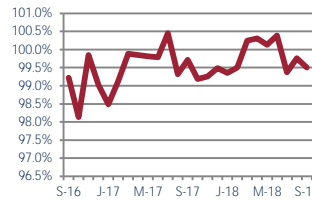
31



Down -18%
Vs. Year Ago

Sold Vs. List Price

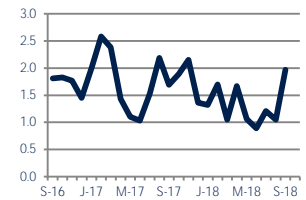
99.5%



No Change
Vs. Year Ago

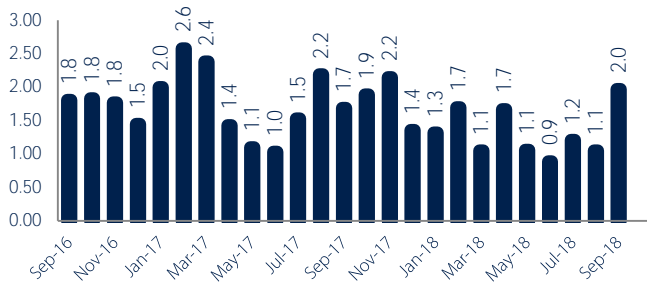
Months of Supply

2.0



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

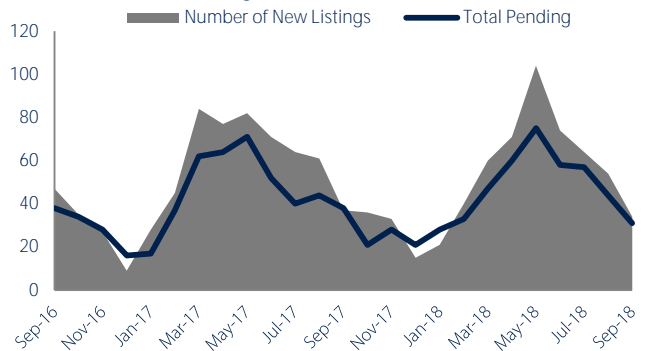
In September, there was 2.0 months of supply available in South Springfield, compared to 1.7 in September 2017. That is an increase of 16% versus a year ago.

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.

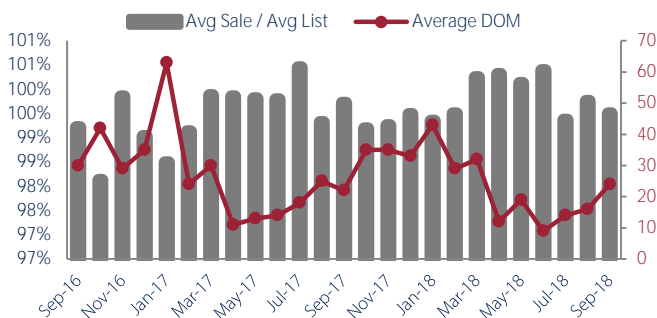
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in South Springfield compared to 37 in September 2017, a decrease of 8%. There were 31 current contracts pending sale this September compared to 38 a year ago. The number of current contracts is 18% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in South Springfield was 99.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 22, an increase of 9%.



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