



# The Long & Foster Market Minute™

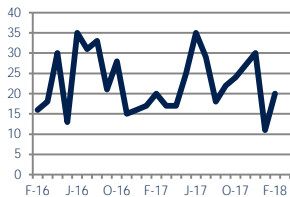
Focus On: Southbridge Housing Market

February 2018

Zip Code(s): 22026

## Units Sold

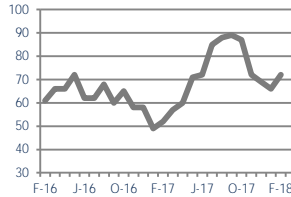
20



No Change  
Vs. Year Ago

## Active Inventory

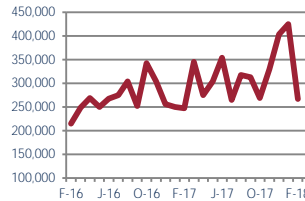
72



Up 38%  
Vs. Year Ago

## Median Sale Price

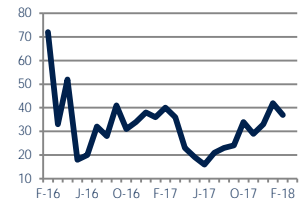
\$266,950



Up  
Vs. Year Ago

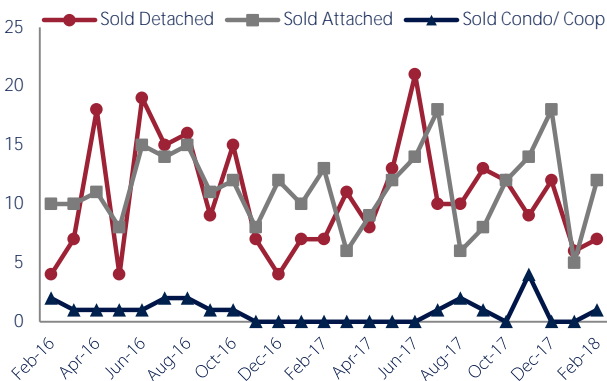
## Days On Market

37



Down -7%  
Vs. Year Ago

## Units Sold\*



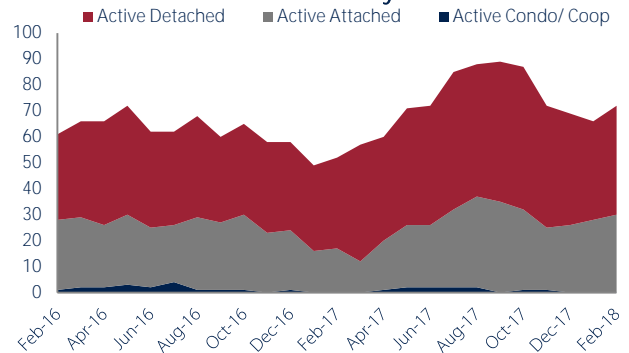
## Units Sold

There was an increase in total units sold in February, with 20 sold this month in Southbridge, an increase of 82%. This month's total units sold is similar compared to a year ago.

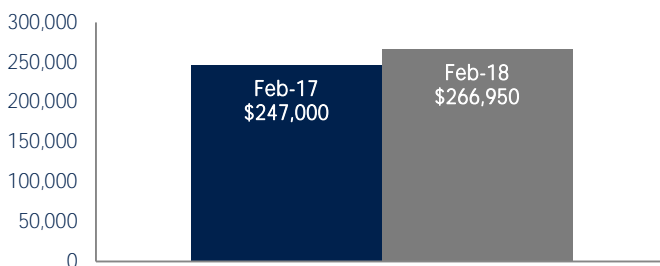
## Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 38%. The total number of active inventory this February was 72 compared to 52 in February 2017. This month's total of 72 is higher than the previous month's total supply of available inventory of 66, an increase of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Southbridge Homes was \$247,000. This February, the median sale price was \$266,950, an increase of \$19,950 compared to last year. The current median sold price is lower than in January.

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

Southbridge are defined as properties listed in zip code/s 22026.

\*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



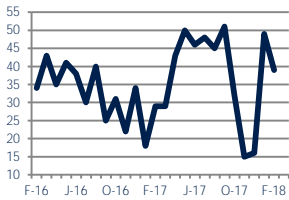
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Zip Code(s): 22026

### New Listings

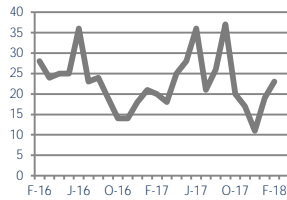
39



Up 34%  
Vs. Year Ago

### Current Contracts

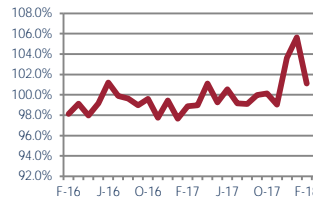
23



Up 15%  
Vs. Year Ago

### Sold Vs. List Price

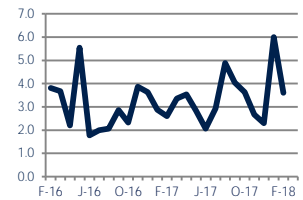
101.1%



Up 2.3%  
Vs. Year Ago

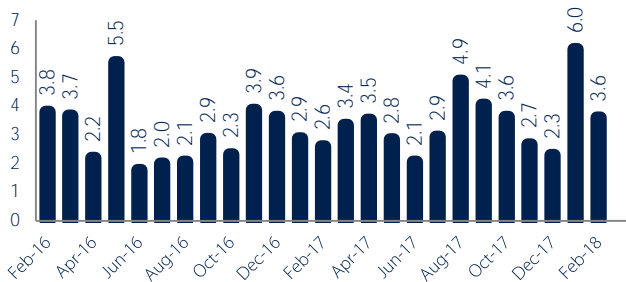
### Months of Supply

3.6



Up 38%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

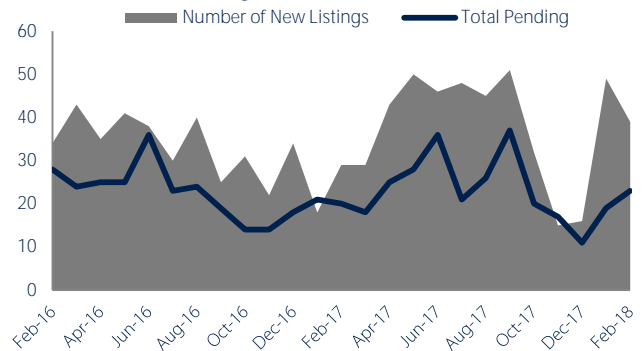
In February, there was 3.6 months of supply available in Southbridge, compared to 2.6 in February 2017. That is an increase of 38% versus a year ago.

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.

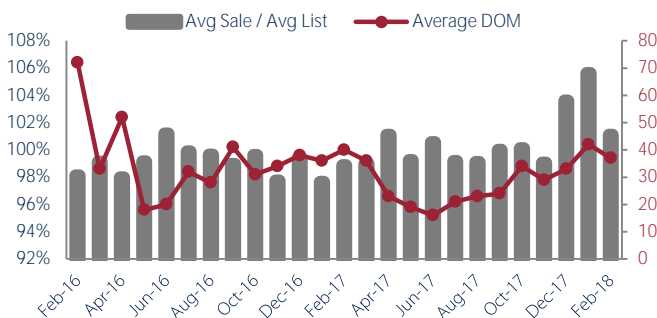
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Southbridge compared to 29 in February 2017, an increase of 34%. There were 23 current contracts pending sale this February compared to 20 a year ago. The number of current contracts is 15% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Southbridge was 101.1% of the average list price, which is 2.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 40, a decrease of 8%.



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