

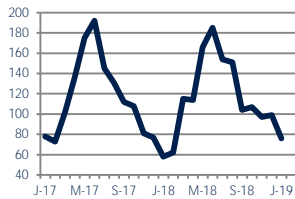
## Focus On: Springfield Housing Market

January 2019

Zip Code(s): 22151, 22150, 22152 and 22153

### Units Sold

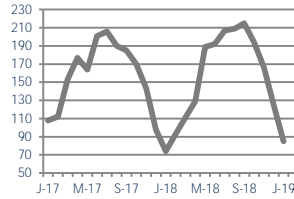
76



Up 31%  
Vs. Year Ago

### Active Inventory

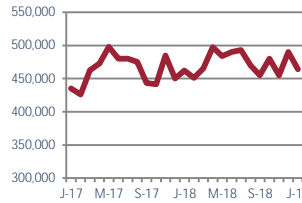
85



Up 15%  
Vs. Year Ago

### Median Sale Price

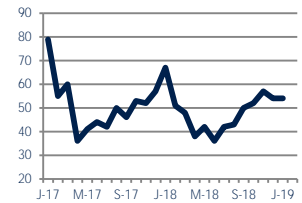
\$464,200



No Change  
Vs. Year Ago

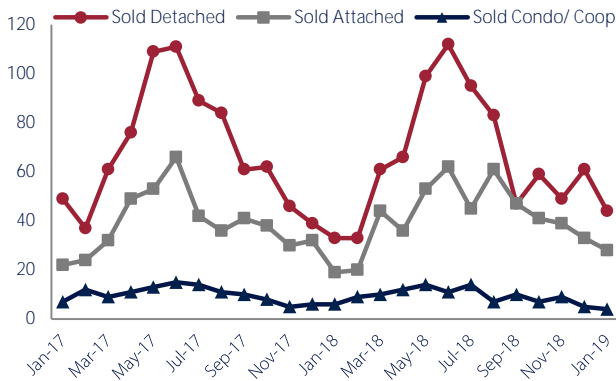
### Days On Market

54



Down -19%  
Vs. Year Ago

### Units Sold\*



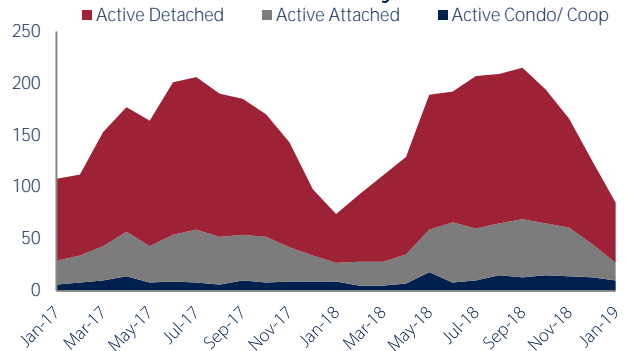
### Units Sold

There was a decrease in total units sold in January, with 76 sold this month in Springfield versus 99 last month, a decrease of 23%. This month's total units sold was higher than at this time last year, an increase of 31% versus January 2018.

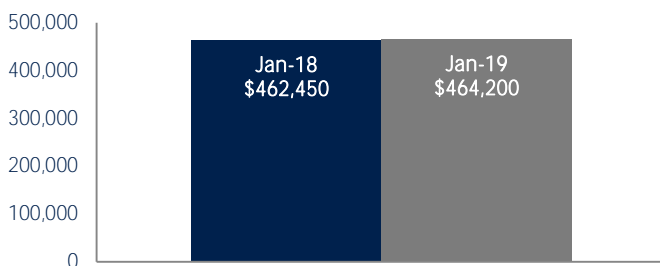
### Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 15%. The total number of active inventory this January was 85 compared to 74 in January 2018. This month's total of 85 is lower than the previous month's total supply of available inventory of 125, a decrease of 32%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Springfield Homes was \$462,450. This January, the median sale price was \$464,200, which is similar compared to a year ago. The current median sold price is 5% higher than in December.

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

Springfield are defined as properties listed in zip code/s 22151, 22150, 22152 and 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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



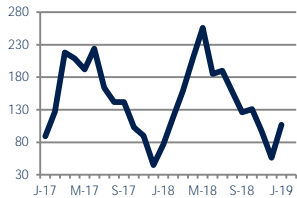
**Focus On:** Springfield Housing Market

January 2019

Zip Code(s): 22151, 22150, 22152 and 22153

**New Listings**

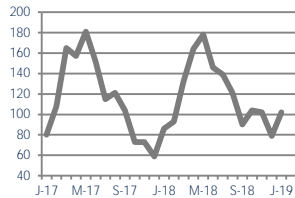
107



**Up 39%**  
Vs. Year Ago

**Current Contracts**

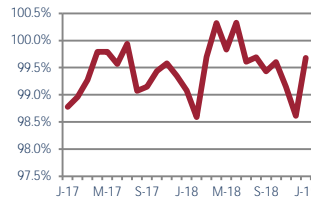
102



**Up 19%**  
Vs. Year Ago

**Sold Vs. List Price**

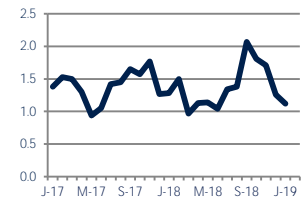
99.7%



**Up 0.6%**  
Vs. Year Ago

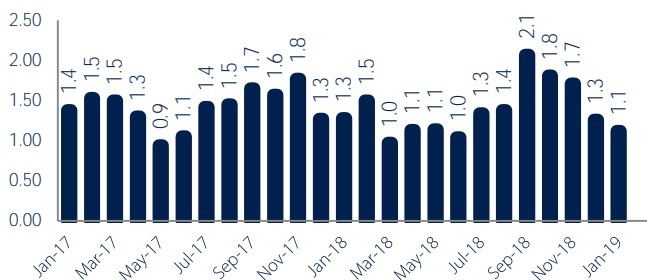
**Months of Supply**

1.1



**Down -12%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

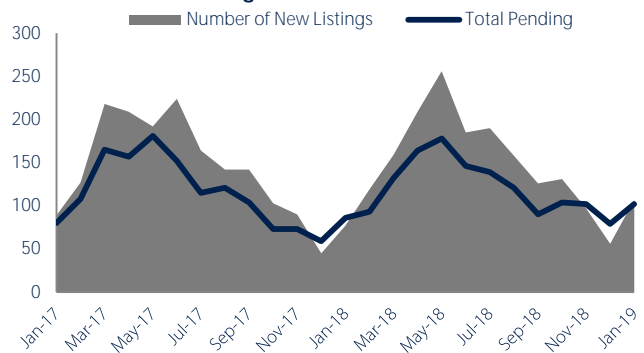
In January, there was 1.1 months of supply available in Springfield, compared to 1.3 in January 2018. That is a decrease of 12% versus a year ago.

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.

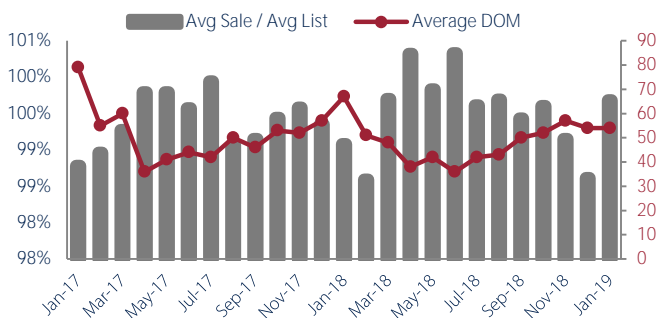
**New Listings & Current Contracts**

This month there were 107 homes newly listed for sale in Springfield compared to 77 in January 2018, an increase of 39%. There were 102 current contracts pending sale this January compared to 86 a year ago. The number of current contracts is 19% higher than last January.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In January, the average sale price in Springfield was 99.7% 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 54, lower than the average last year, which was 67, a decrease of 19%.



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