

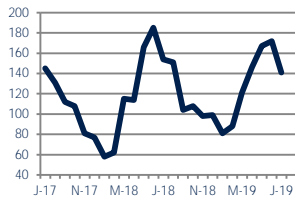
## Focus On: Springfield Housing Market

July 2019

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

### Units Sold

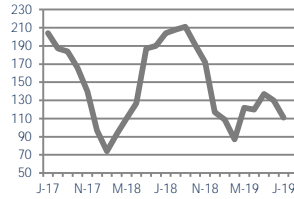
141



Down -8%  
Vs. Year Ago

### Active Inventory

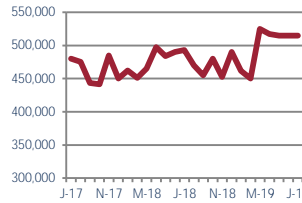
111



Down -46%  
Vs. Year Ago

### Median Sale Price

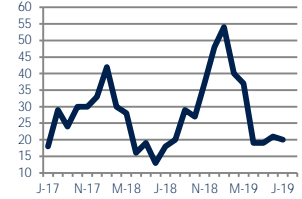
\$515,000



Up 4%  
Vs. Year Ago

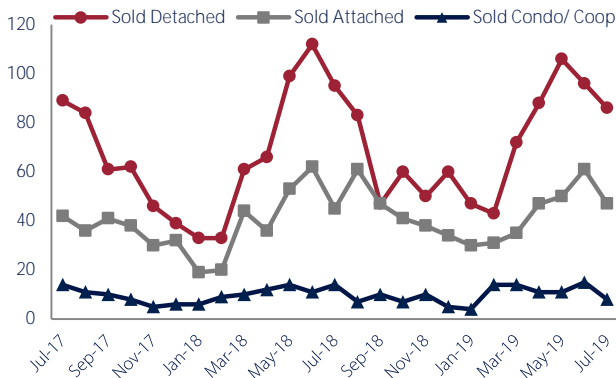
### Days On Market

20



Up 11%  
Vs. Year Ago

### Units Sold\*



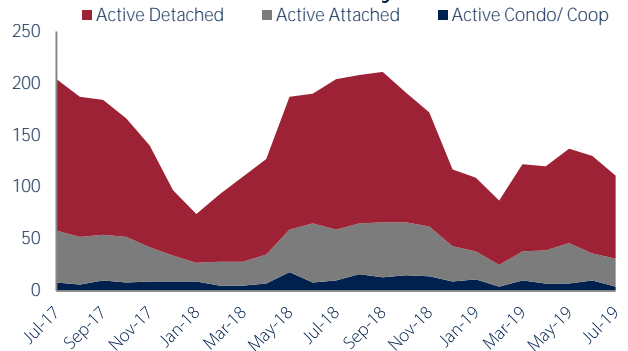
### Units Sold

There was a decrease in total units sold in July, with 141 sold this month in Springfield versus 172 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 93 units or 46%. The total number of active inventory this July was 111 compared to 204 in July 2018. This month's total of 111 is lower than the previous month's total supply of available inventory of 130, a decrease of 15%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Springfield Homes was \$493,000. This July, the median sale price was \$515,000, an increase of 4% or \$22,000 compared to last year. The current median sold price is approximately the same as the median price in June.

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.



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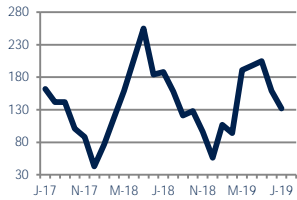
## Focus On: Springfield Housing Market

July 2019

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

### New Listings

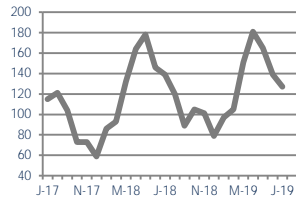
132



Down -30%  
Vs. Year Ago

### Current Contracts

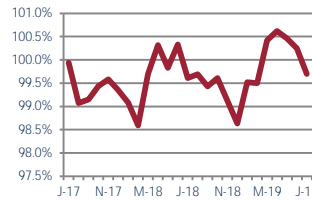
127



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

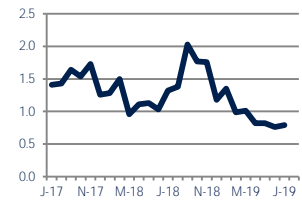
99.7%



No Change  
Vs. Year Ago

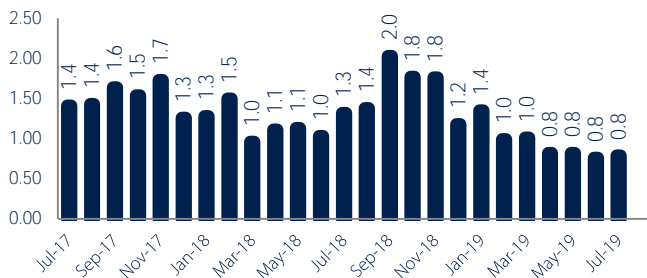
### Months of Supply

0.8



Down -40%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

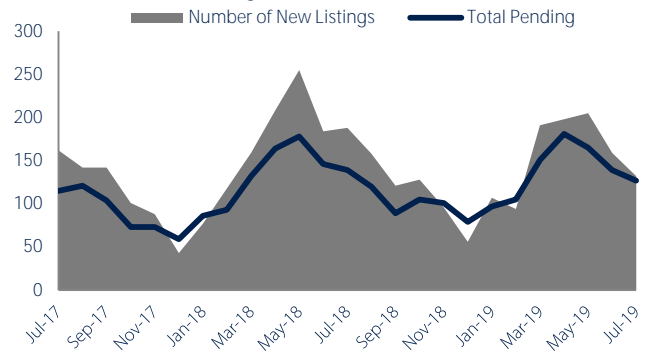
In July, there was 0.8 months of supply available in Springfield, compared to 1.3 in July 2018. That is a decrease of 41% versus a year ago.

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.

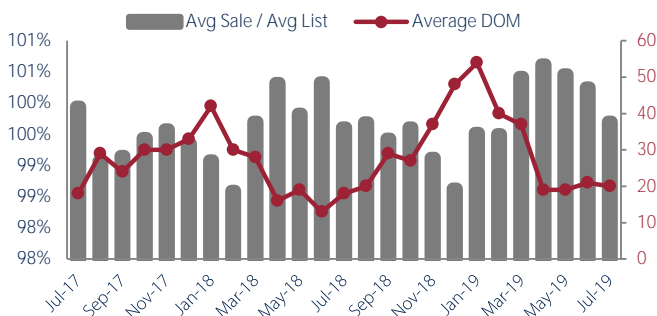
### New Listings & Current Contracts

This month there were 132 homes newly listed for sale in Springfield compared to 188 in July 2018, a decrease of 30%. There were 127 current contracts pending sale this July compared to 139 a year ago. The number of current contracts is 9% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Springfield was 99.7% 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 20, higher than the average last year, which was 18, an increase of 11%.



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