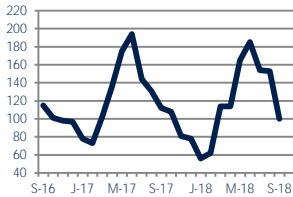


Focus On: Springfield Housing Market

September 2018

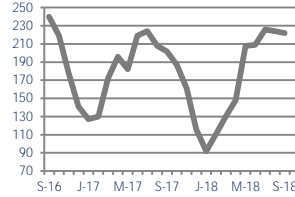
Zip Code(s): 22151, 22150, 22152 and 22153

Units Sold
100



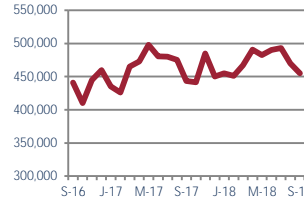
Down -11%
Vs. Year Ago

Active Inventory
222



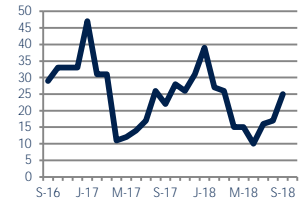
Up 10%
Vs. Year Ago

Median Sale Price
\$455,000

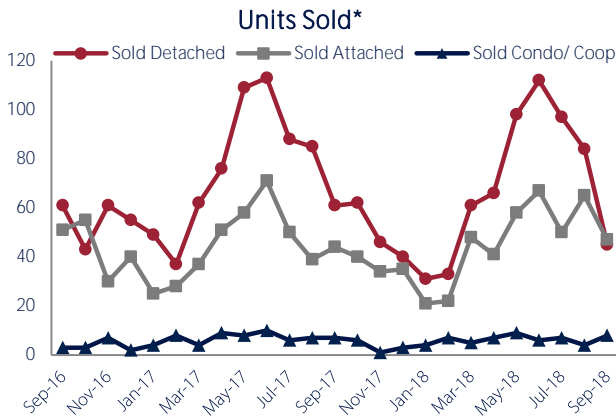


Up 3%
Vs. Year Ago

Days On Market
25



Up 14%
Vs. Year Ago

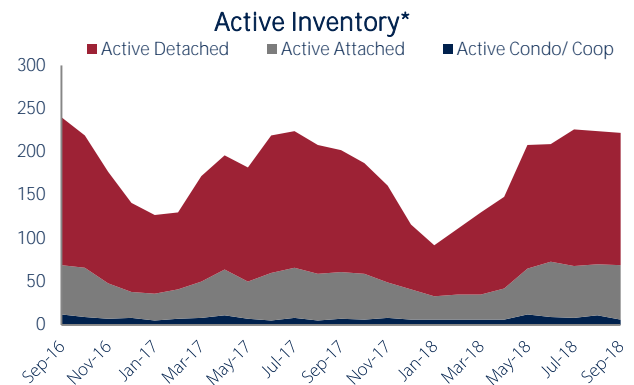


Units Sold

There was a decrease in total units sold in September, with 100 sold this month in Springfield versus 153 last month, a decrease of 35%. This month's total units sold was lower than at this time last year, a decrease of 11% versus September 2017.

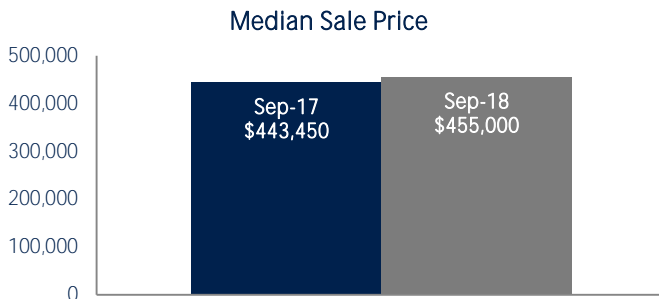
Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 10%. The total number of active inventory this September was 222 compared to 202 in September 2017. This month's total of 222 is lower than the previous month's total supply of available inventory of 224, a decrease of 1%.



Median Sale Price

Last September, the median sale price for Springfield Homes was \$443,450. This September, the median sale price was \$455,000, an increase of 3% or \$11,550 compared to last year. The current median sold price is 3% 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.



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 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.



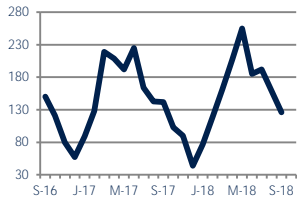
Focus On: Springfield Housing Market

September 2018

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

New Listings

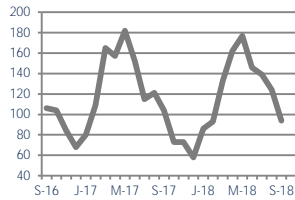
126



Down -11%
Vs. Year Ago

Current Contracts

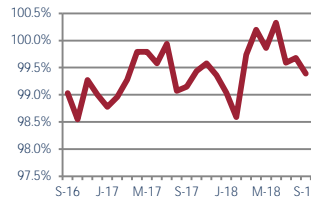
94



Down -10%
Vs. Year Ago

Sold Vs. List Price

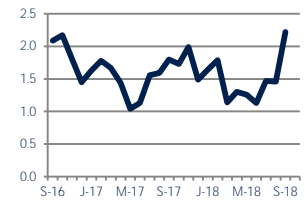
99.4%



No Change
Vs. Year Ago

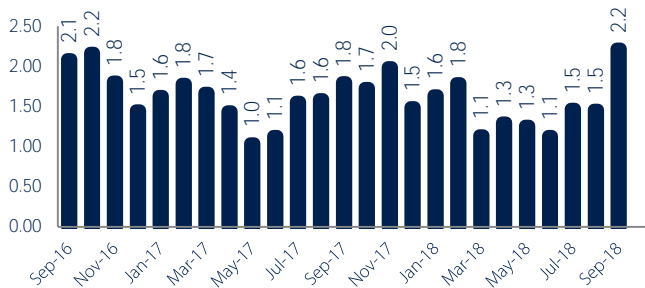
Months of Supply

2.2



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

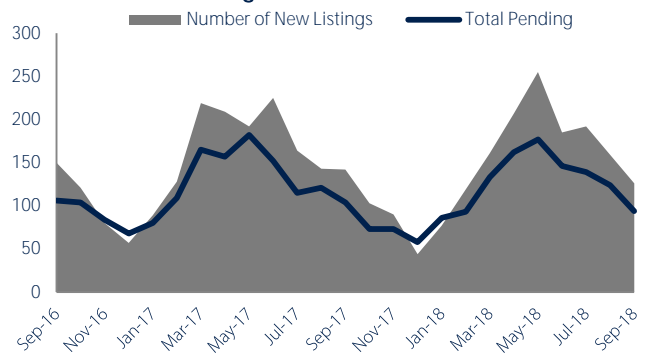
In September, there was 2.2 months of supply available in Springfield, compared to 1.8 in September 2017. That is an increase of 23% versus a year ago.

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.

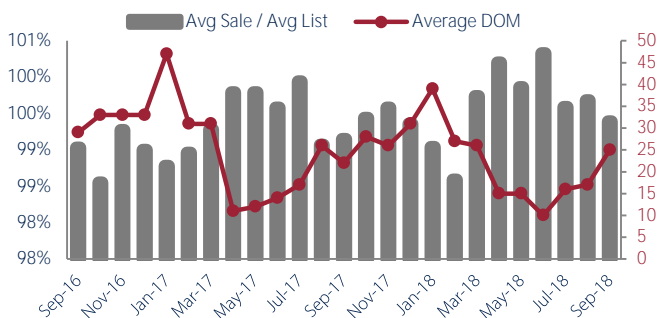
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Springfield compared to 142 in September 2017, a decrease of 11%. There were 94 current contracts pending sale this September compared to 104 a year ago. The number of current contracts is 10% 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 Springfield was 99.4% 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 25, higher than the average last year, which was 22, an increase of 14%.



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