



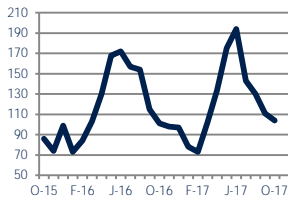
## Focus On: Springfield Housing Market

October 2017

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

### Units Sold

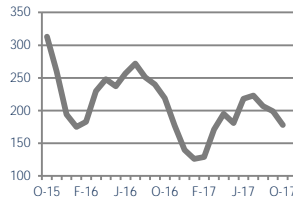
104



Up 3%  
Vs. Year Ago

### Active Inventory

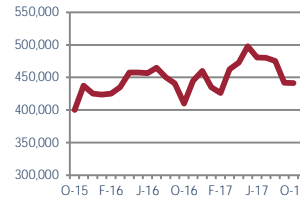
178



Down -19%  
Vs. Year Ago

### Median Sale Price

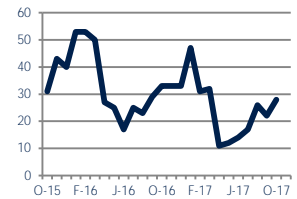
\$441,500



Up 8%  
Vs. Year Ago

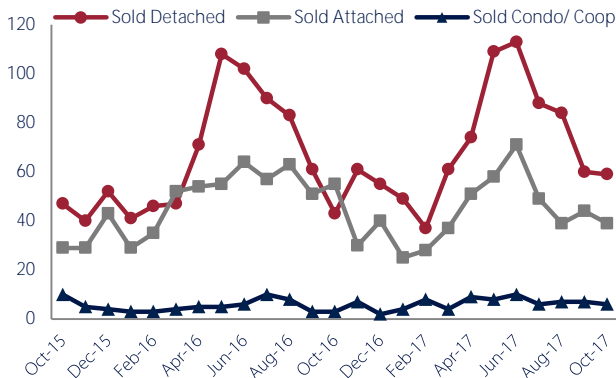
### Days On Market

28



Down -15%  
Vs. Year Ago

### Units Sold\*



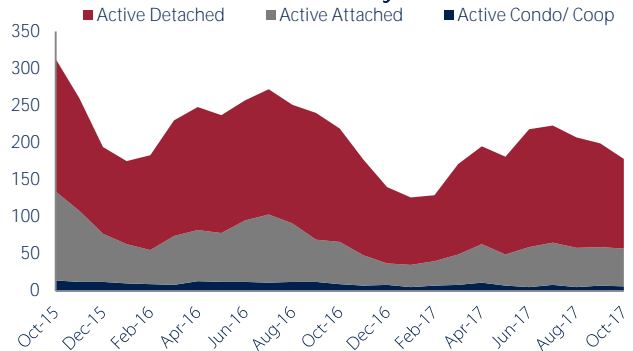
### Units Sold

There was a decrease in total units sold in October, with 104 sold this month in Springfield versus 111 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 3% versus October 2016.

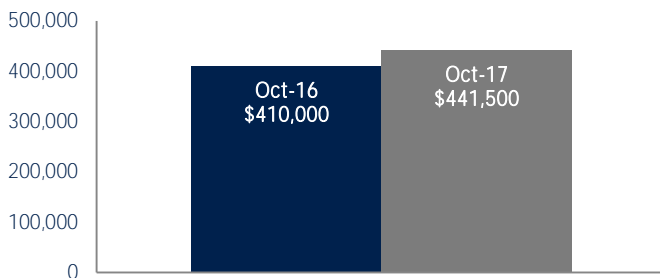
### Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 19%. The total number of active inventory this October was 178 compared to 219 in October 2016. This month's total of 178 is lower than the previous month's total supply of available inventory of 199, a decrease of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Springfield Homes was \$410,000. This October, the median sale price was \$441,500, an increase of 8% or \$31,500 compared to last year. The current median sold price is approximately the same as the median price in September.

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

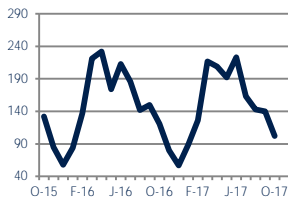
**Focus On: Springfield Housing Market**

October 2017

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

**New Listings**

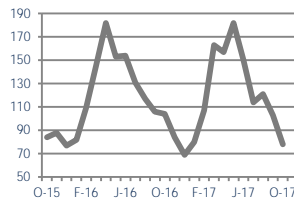
102



**Down -16%**  
Vs. Year Ago

**Current Contracts**

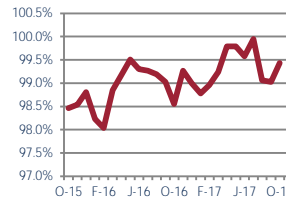
78



**Down -25%**  
Vs. Year Ago

**Sold Vs. List Price**

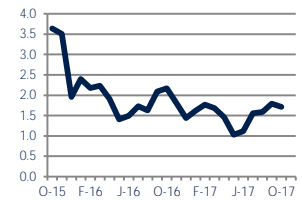
99.4%



**Up 0.9%**  
Vs. Year Ago

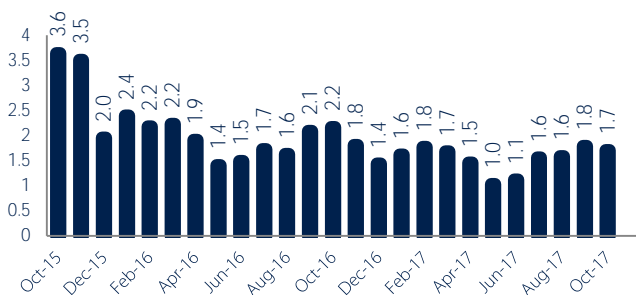
**Months of Supply**

1.7



**Down -21%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

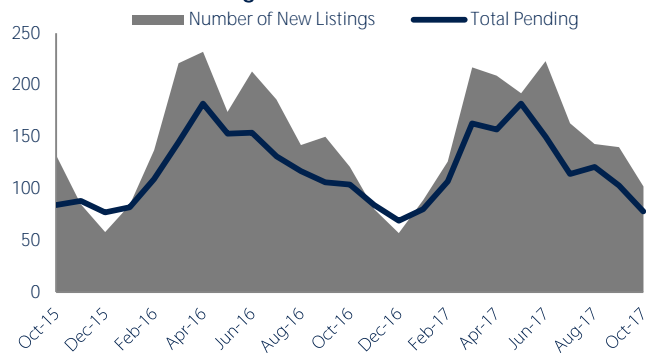
In October, there was 1.7 months of supply available in Springfield, compared to 2.2 in October 2016. That is a decrease of 21% versus a year ago.

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.

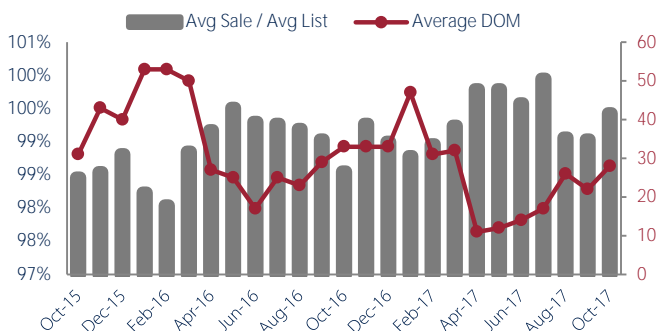
**New Listings & Current Contracts**

This month there were 102 homes newly listed for sale in Springfield compared to 121 in October 2016, a decrease of 16%. There were 78 current contracts pending sale this October compared to 104 a year ago. The number of current contracts is 25% lower than last October.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In October, the average sale price in Springfield was 99.4% of the average list price, which is 0.9% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 28, lower than the average last year, which was 33, a decrease of 15%.