



The Long & Foster Market Minute™

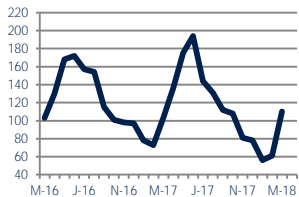
Focus On: Springfield Housing Market

March 2018

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

Units Sold

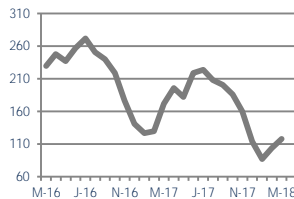
110



Up 7%
Vs. Year Ago

Active Inventory

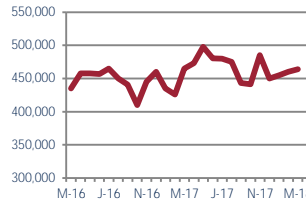
118



Down -31%
Vs. Year Ago

Median Sale Price

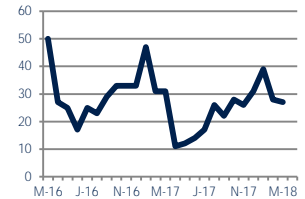
\$463,750



No Change
Vs. Year Ago

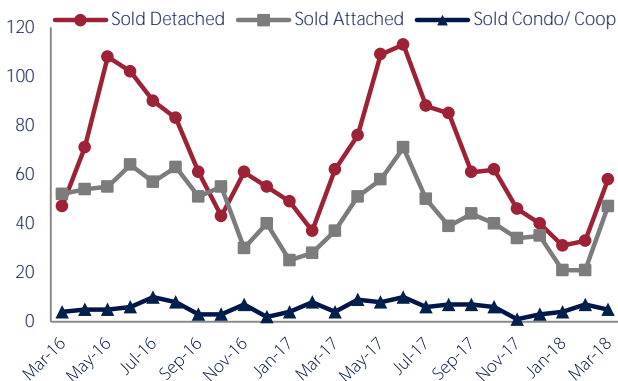
Days On Market

27



Down -13%
Vs. Year Ago

Units Sold*



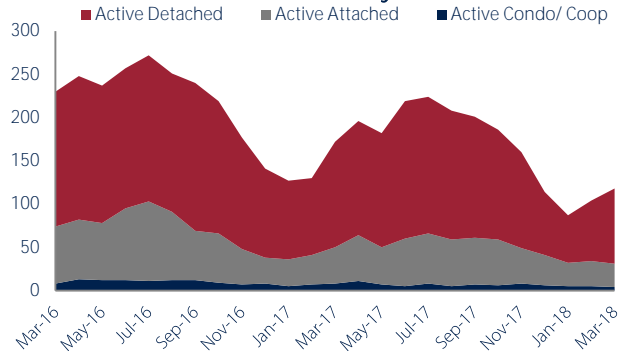
Units Sold

There was an increase in total units sold in March, with 110 sold this month in Springfield. This month's total units sold was higher than at this time last year.

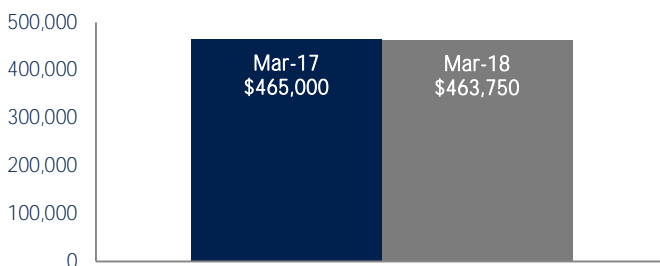
Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 31%. The total number of active inventory this March was 118 compared to 172 in March 2017. This month's total of 118 is higher than the previous month's total supply of available inventory of 104, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Springfield Homes was \$465,000. This March, the median sale price was \$463,750, which is similar compared to a year ago. The current median sold price is 1% lower than in February.

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.

CHRISTIE'S
INTERNATIONAL REAL ESTATE





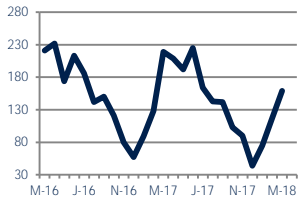
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March 2018

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

New Listings

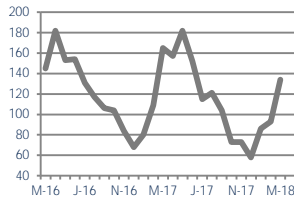
159



Down -27%
Vs. Year Ago

Current Contracts

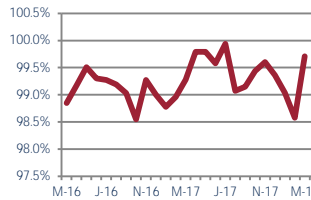
134



Down -19%
Vs. Year Ago

Sold Vs. List Price

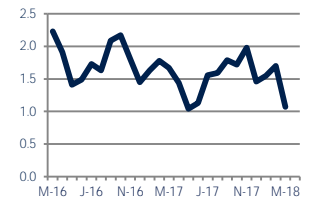
99.7%



No Change
Vs. Year Ago

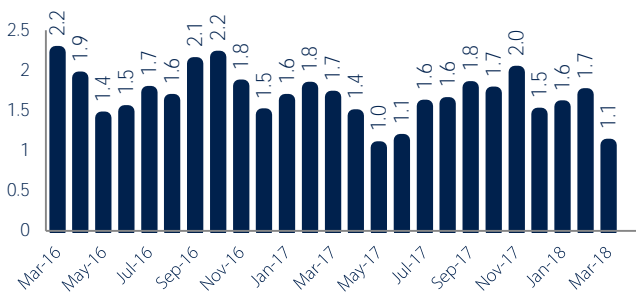
Months of Supply

1.1



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

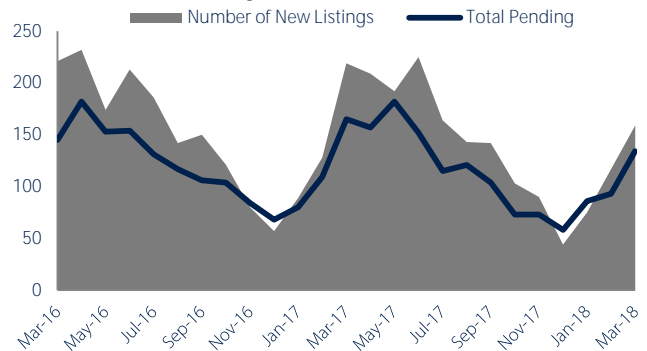
In March, there was 1.1 months of supply available in Springfield, compared to 1.7 in March 2017. That is a decrease of 36% versus a year ago.

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.

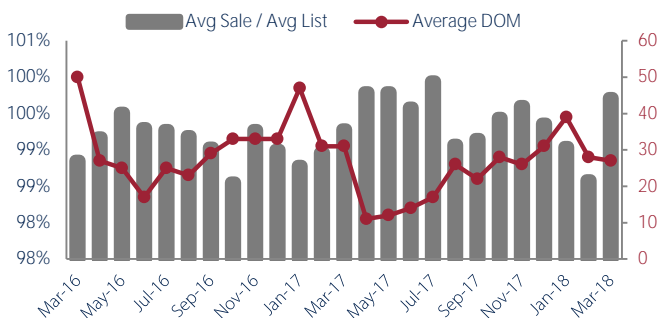
New Listings & Current Contracts

This month there were 159 homes newly listed for sale in Springfield compared to 219 in March 2017, a decrease of 27%. There were 134 current contracts pending sale this March compared to 165 a year ago. The number of current contracts is 19% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, 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 27, lower than the average last year, which was 31, a decrease of 13%.



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