

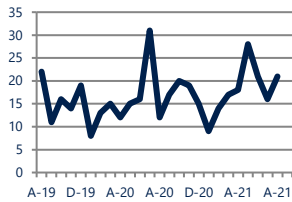


**Focus On: North Springfield Housing Market**

August 2021

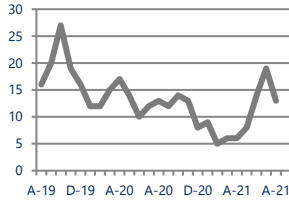
Zip Code(s): 22151

**Units Sold**  
21



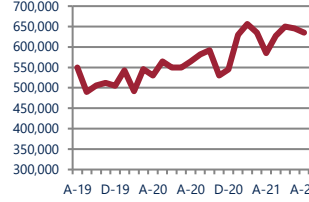
**Up**  
Vs. Year Ago

**Active Inventory**  
13



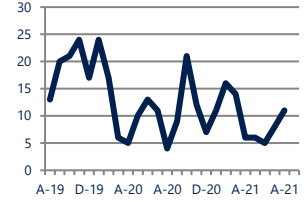
**No Change**  
Vs. Year Ago

**Median Sale Price**  
\$635,000



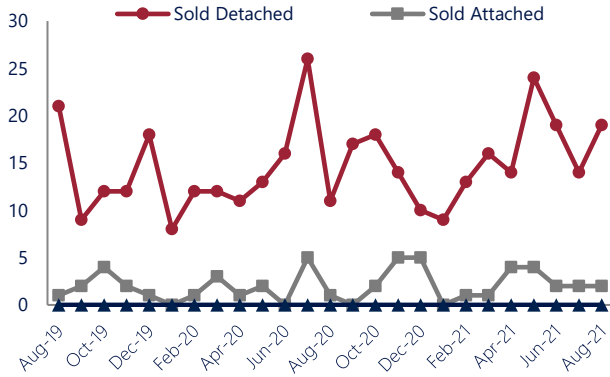
**Up 12%**  
Vs. Year Ago

**Days On Market**  
11



**Up**  
Vs. Year Ago

**Units Sold\***



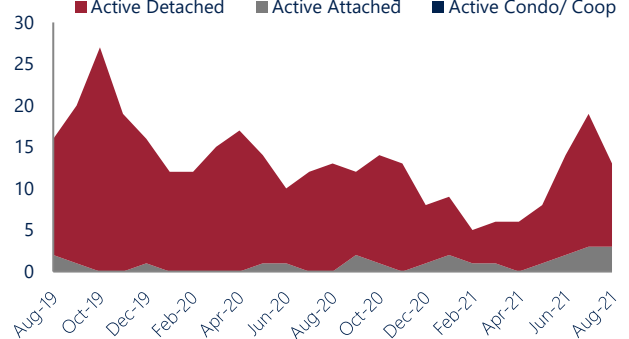
**Units Sold**

With relatively few transactions, there was an increase in total units sold in August, with 21 sold this month in North Springfield. This month's total units sold was higher than at this time last year, an increase from August 2020.

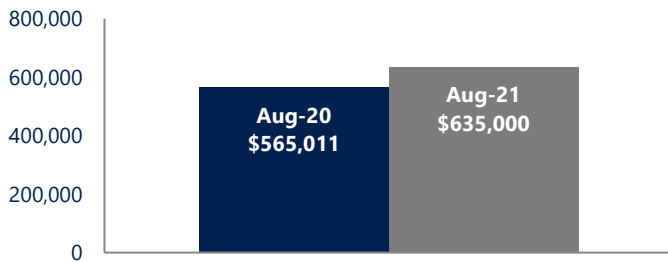
**Active Inventory**

The total number of homes available this month is 13 units, which is similar compared to a year ago. This month's total of 13 is lower than the previous month's total supply of available inventory of 19, a decrease of 32%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last August, the median sale price for North Springfield Homes was \$565,011. This August, the median sale price was \$635,000, an increase of 12% or \$69,989 compared to last year. The current median sold price is 2% lower than in July.

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

North Springfield are defined as properties listed in zip code/s 22151.

\*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.





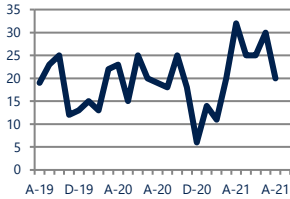
**Focus On: North Springfield Housing Market**

August 2021

Zip Code(s): 22151

**New Listings**

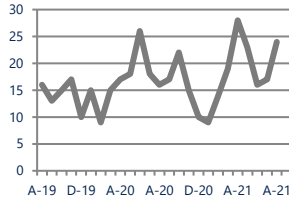
20



**Up 5%**  
Vs. Year Ago

**Current Contracts**

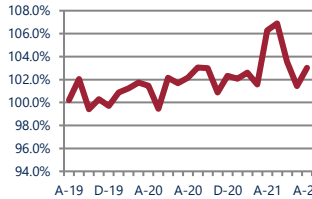
24



**Up 50%**  
Vs. Year Ago

**Sold Vs. List Price**

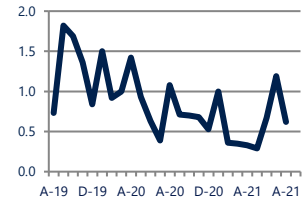
103.0%



**Up 0.8%**  
Vs. Year Ago

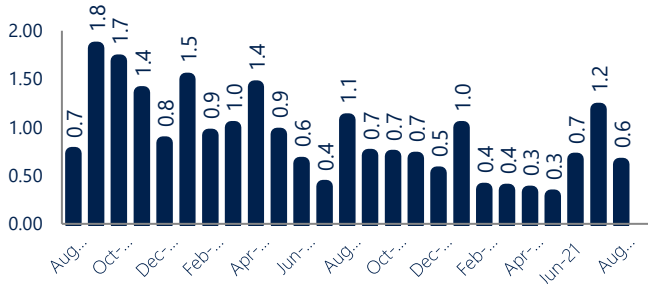
**Months of Supply**

0.6



**Down -43%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

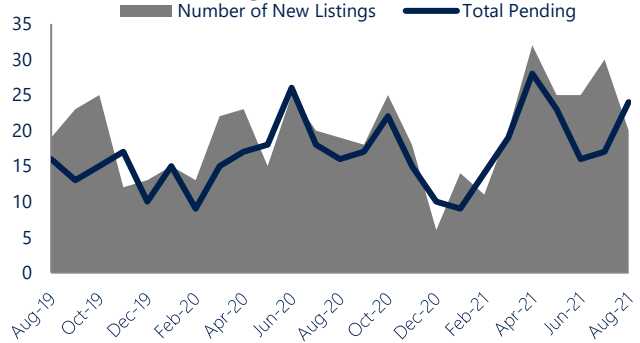
In August, there was 0.6 months of supply available in North Springfield, compared to 1.1 in August 2020. That is a decrease of 43% versus a year ago.

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.

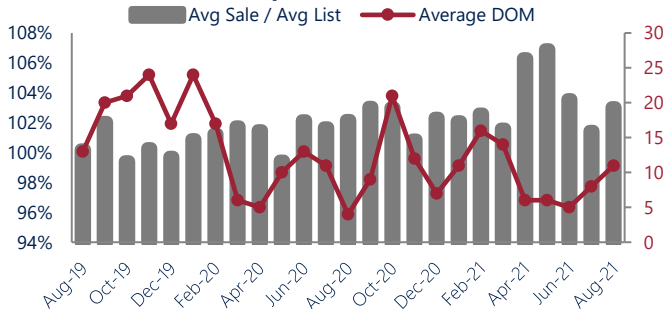
**New Listings & Current Contracts**

This month there were 20 homes newly listed for sale in North Springfield compared to 19 in August 2020, an increase of 5%. There were 24 current contracts pending sale this August compared to 16 a year ago. The number of current contracts is 50% higher than last August.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In August, the average sale price in North Springfield was 103.0% of the average list price, which is 0.8% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 11, higher than the average last year, which was 4. This increase was impacted by the limited number of sales.

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