



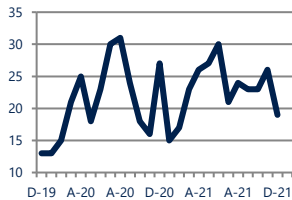
Focus On: East Springfield Housing Market

December 2021

Zip Code(s): 22150

Units Sold

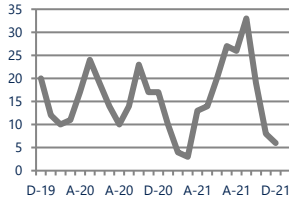
19



Down -30%
Vs. Year Ago

Active Inventory

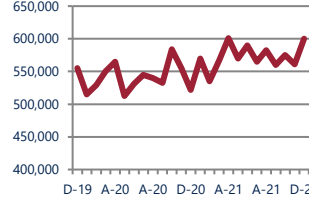
6



Down -65%
Vs. Year Ago

Median Sale Price

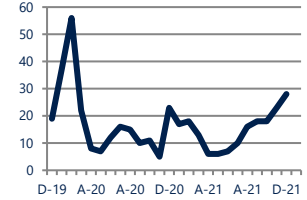
\$600,000



Up 15%
Vs. Year Ago

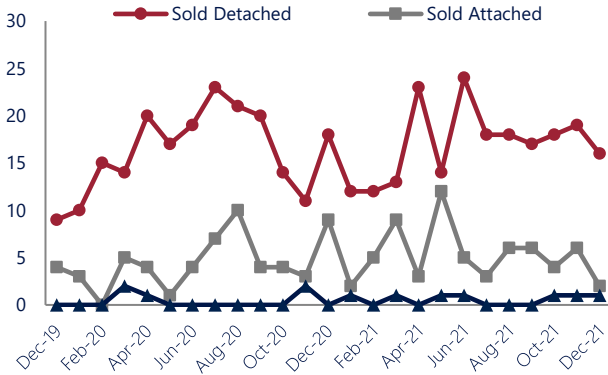
Days On Market

28



Up 22%
Vs. Year Ago

Units Sold*



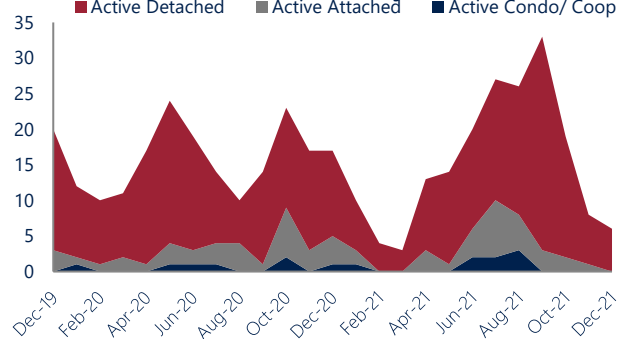
Units Sold

There was a decrease in total units sold in December, with 19 sold this month in East Springfield versus 26 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 30% versus December 2020.

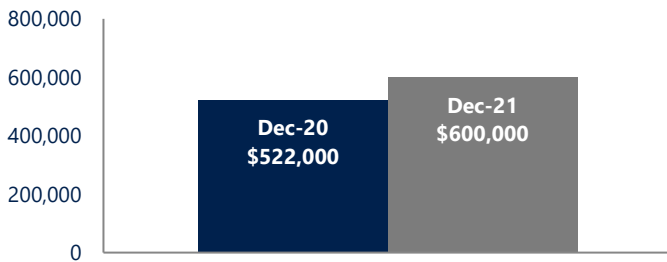
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 65%. The total number of active inventory this December was 6 compared to 17 in December 2020. This month's total of 6 is lower than the previous month's total supply of available inventory of 8, a decrease of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for East Springfield Homes was \$522,000. This December, the median sale price was \$600,000, an increase of 15% or \$78,000 compared to last year. The current median sold price is 7% higher than in November.

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

East Springfield are defined as properties listed in zip code/s 22150.

*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.





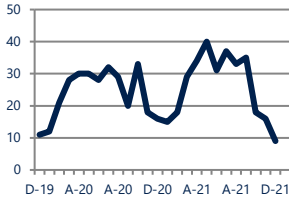
Focus On: East Springfield Housing Market

December 2021

Zip Code(s): 22150

New Listings

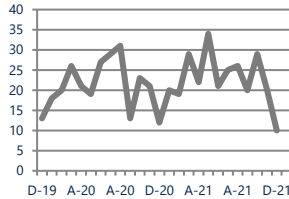
9



Down -44%
Vs. Year Ago

Current Contracts

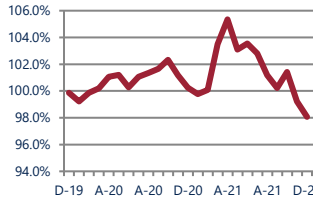
10



Down -17%
Vs. Year Ago

Sold Vs. List Price

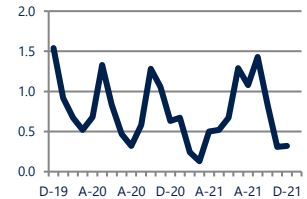
98.1%



Down -2.2%
Vs. Year Ago

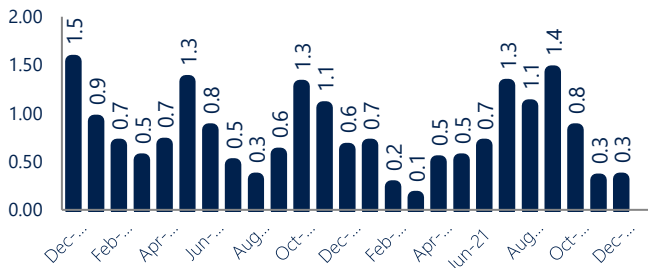
Months of Supply

0.3



Down -49%
Vs. Year Ago

Months Of Supply



Months of Supply

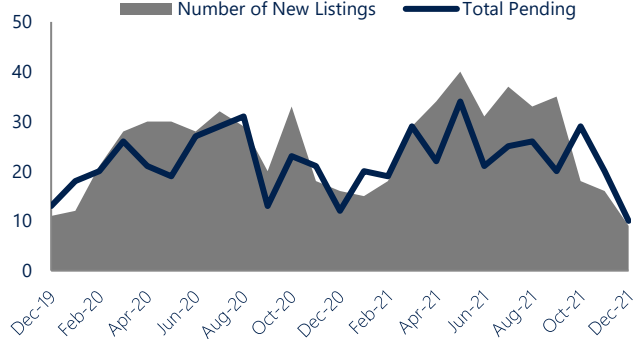
In December, there was 0.3 months of supply available in East Springfield, compared to 0.6 in December 2020. That is a decrease of 50% versus a year ago.

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.

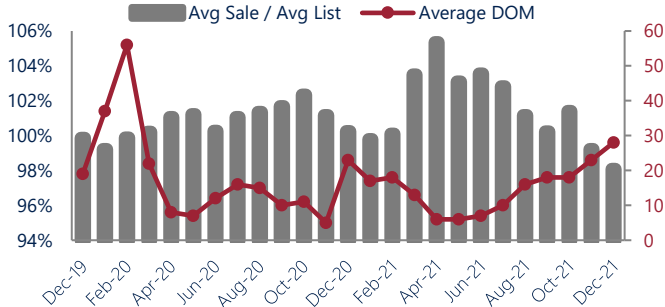
New Listings & Current Contracts

This month there were 9 homes newly listed for sale in East Springfield compared to 16 in December 2020, a decrease of 44%. There were 10 current contracts pending sale this December compared to 12 a year ago. The number of current contracts is 17% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in East Springfield was 98.1% of the average list price, which is 2.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 23, an increase of 22%.



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