

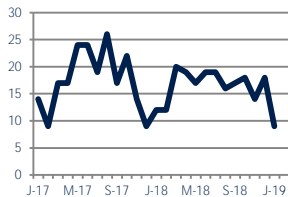
Focus On: North Springfield Housing Market

January 2019

Zip Code(s): 22151

Units Sold

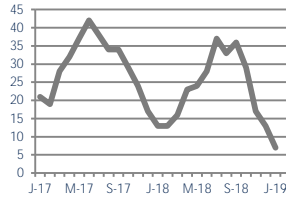
9



Down
Vs. Year Ago

Active Inventory

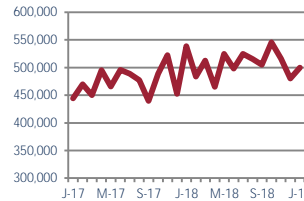
7



Down -46%
Vs. Year Ago

Median Sale Price

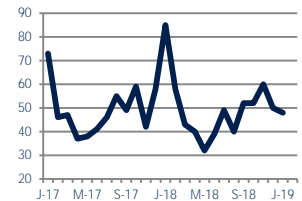
\$499,999



Down -7%
Vs. Year Ago

Days On Market

48



Down -44%
Vs. Year Ago

Units Sold*



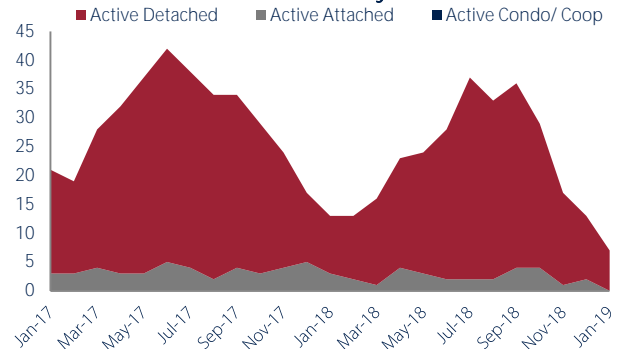
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 9 sold this month in North Springfield. This month's total units sold was lower than at this time last year, a decrease from January 2018.

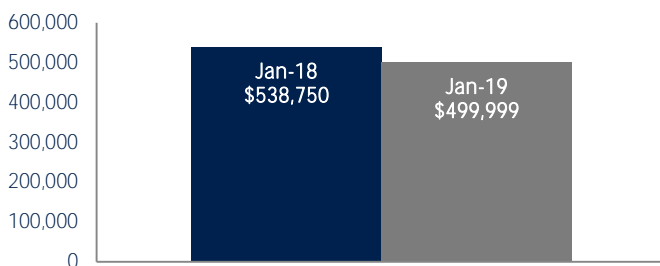
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 46%. The total number of active inventory this January was 7 compared to 13 in January 2018. This month's total of 7 is lower than the previous month's total supply of available inventory of 13, a decrease of 46%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for North Springfield Homes was \$538,750. This January, the median sale price was \$499,999, a decrease of 7% or \$38,751 compared to last year. The current median sold price is 4% higher than in December.

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

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*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



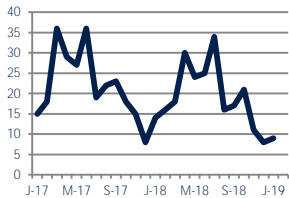
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January 2019

Zip Code(s): 22151

New Listings

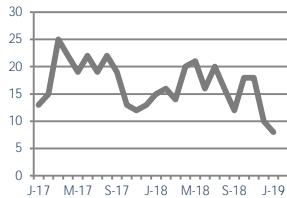
9



Down -36%
Vs. Year Ago

Current Contracts

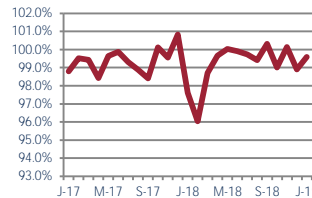
8



Down -47%
Vs. Year Ago

Sold Vs. List Price

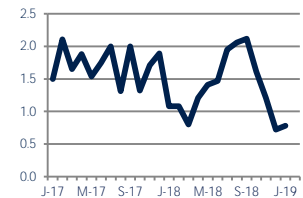
99.6%



Up 2%
Vs. Year Ago

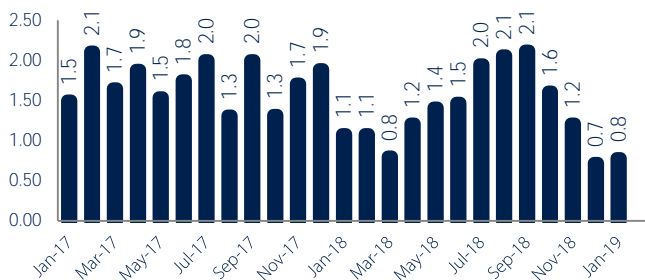
Months of Supply

0.8



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

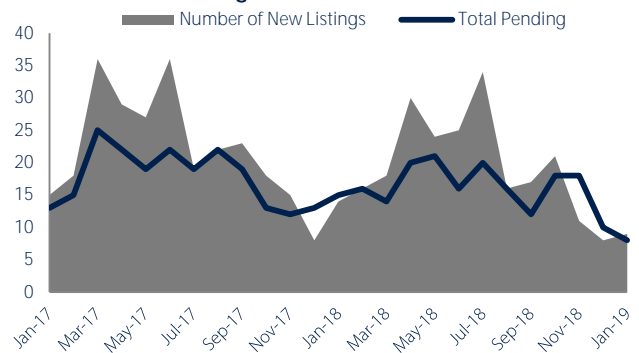
In January, there was 0.8 months of supply available in North Springfield, compared to 1.1 in January 2018. That is a decrease of 28% versus a year ago.

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.

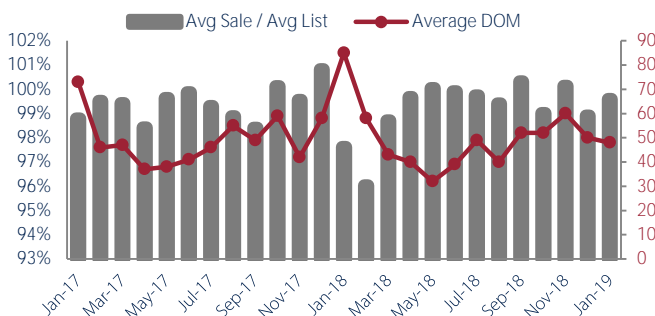
New Listings & Current Contracts

This month there were 9 homes newly listed for sale in North Springfield compared to 14 in January 2018, a decrease of 36%. There were 8 current contracts pending sale this January compared to 15 a year ago. The number of current contracts is 47% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in North Springfield was 99.6% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 85, a decrease of 44%.



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