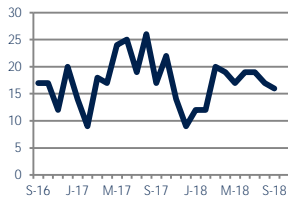


Zip Code(s): 22151

Units Sold

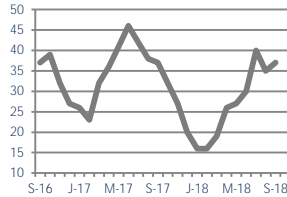
16



Down -6%
Vs. Year Ago

Active Inventory

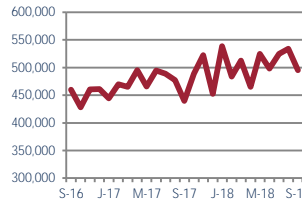
37



No Change
Vs. Year Ago

Median Sale Price

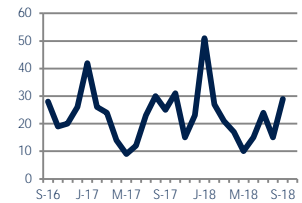
\$495,000



Up 13%
Vs. Year Ago

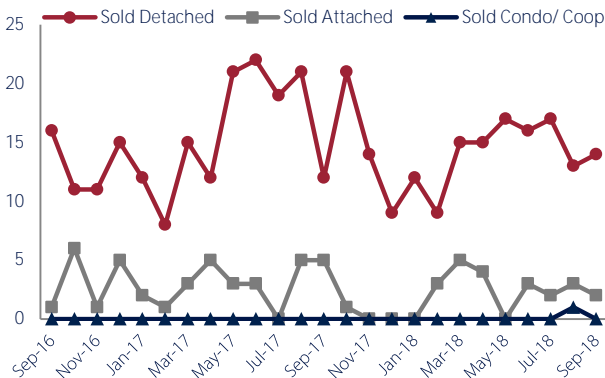
Days On Market

29



Up 16%
Vs. Year Ago

Units Sold*



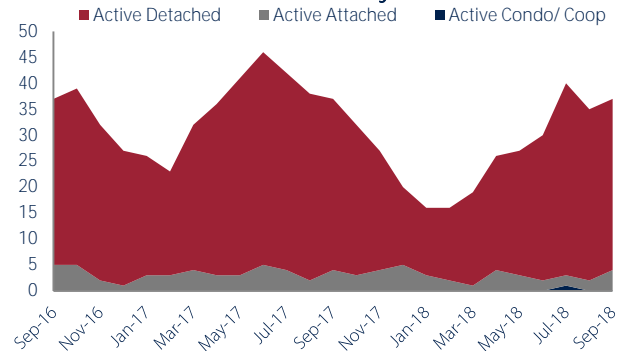
Units Sold

There was a decrease in total units sold in September, with 16 sold this month in North Springfield versus 17 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 6% versus September 2017.

Active Inventory

The total number of homes available this month is 37 units, which is similar compared to a year ago. This month's total of 37 is higher than the previous month's total supply of available inventory of 35, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for North Springfield Homes was \$439,900. This September, the median sale price was \$495,000, an increase of 13% or \$55,100 compared to last year. The current median sold price is 7% lower than in August.

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.

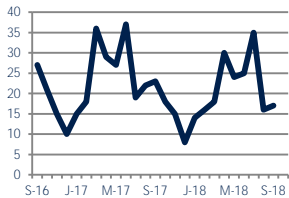
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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.



Zip Code(s): 22151

New Listings

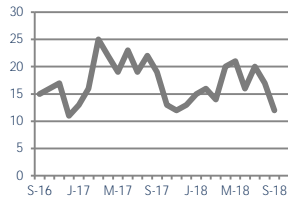
17



Down -26%
Vs. Year Ago

Current Contracts

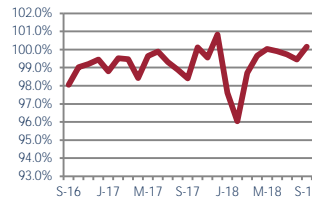
12



Down -37%
Vs. Year Ago

Sold Vs. List Price

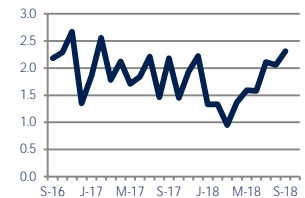
100.2%



Up 1.8%
Vs. Year Ago

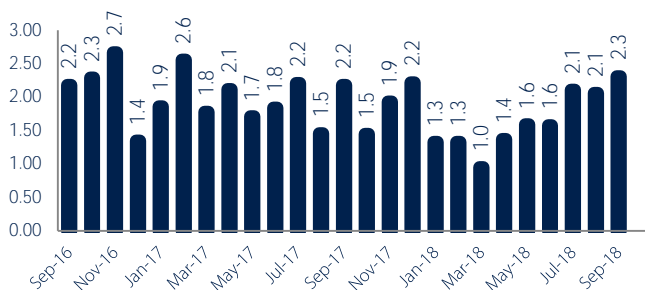
Months of Supply

2.3



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 2.3 months of supply available in North Springfield, compared to 2.2 in September 2017. That is an increase of 6% versus a year ago.

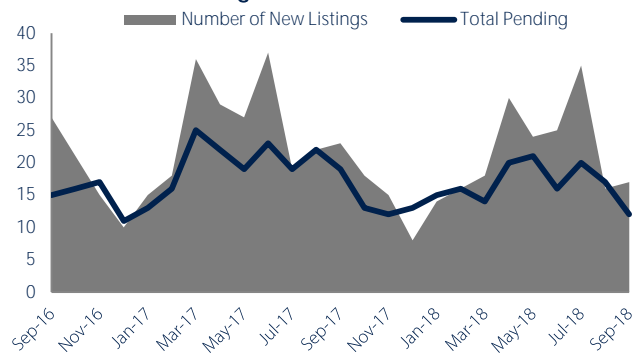
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

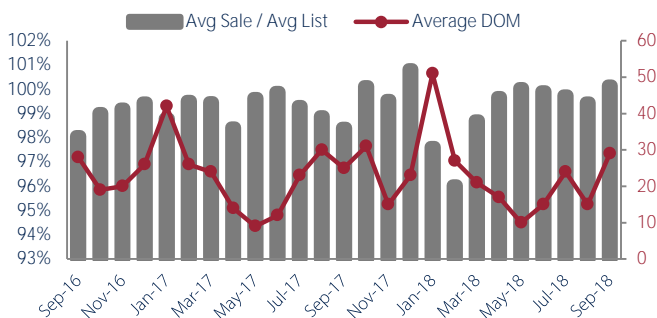
This month there were 17 homes newly listed for sale in North Springfield compared to 23 in September 2017, a decrease of 26%.

There were 12 current contracts pending sale this September compared to 19 a year ago. The number of current contracts is 37% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in North Springfield was 100.2% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 25, an increase of 16%.



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