

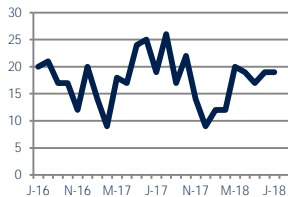
Focus On: North Springfield Housing Market

July 2018

Zip Code(s): 22151

Units Sold

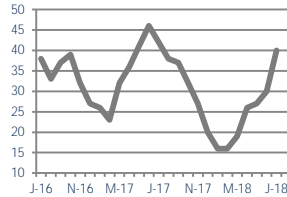
19



No Change
Vs. Year Ago

Active Inventory

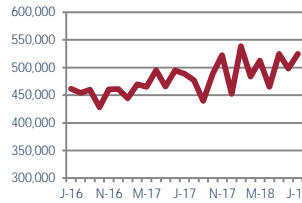
40



Down -5%
Vs. Year Ago

Median Sale Price

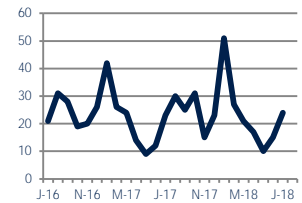
\$525,000



Up 7%
Vs. Year Ago

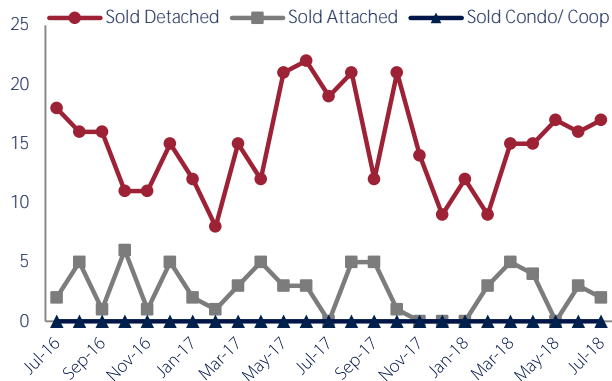
Days On Market

24



Up 4%
Vs. Year Ago

Units Sold*



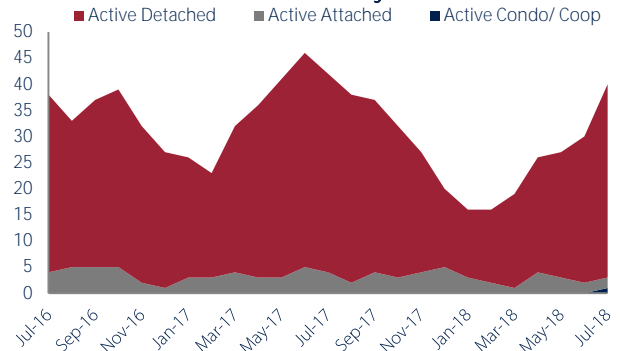
Units Sold

The number of units sold remained stable in July, with 19 sold this month in North Springfield. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 5%. The total number of active inventory this July was 40 compared to 42 in July 2017. This month's total of 40 is higher than the previous month's total supply of available inventory of 30, an increase of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for North Springfield Homes was \$489,000. This July, the median sale price was \$525,000, an increase of 7% or \$36,000 compared to last year. The current median sold price is 5% higher than in June.

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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





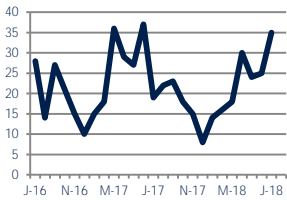
Focus On: North Springfield Housing Market

July 2018

Zip Code(s): 22151

New Listings

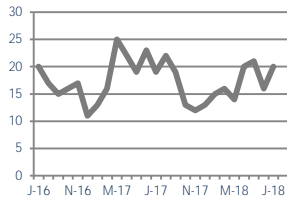
35



Up 84%
Vs. Year Ago

Current Contracts

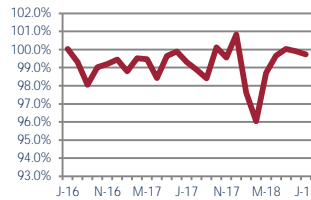
20



Up 5%
Vs. Year Ago

Sold Vs. List Price

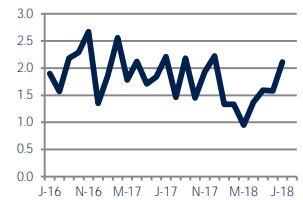
99.7%



No Change
Vs. Year Ago

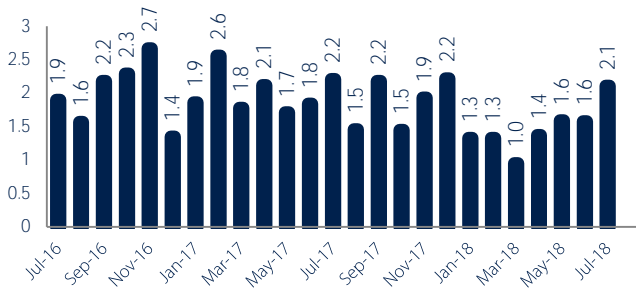
Months of Supply

2.1



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

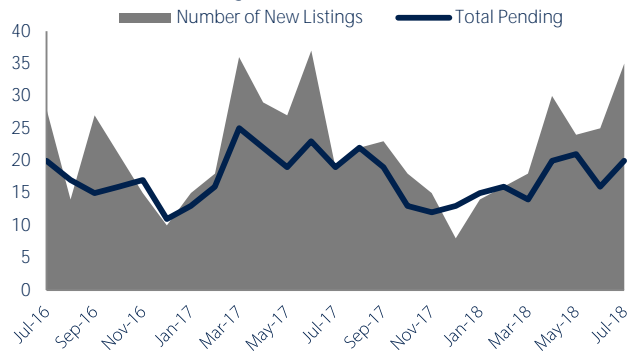
In July, there was 2.1 months of supply available in North Springfield, compared to 2.2 in July 2017. That is a decrease of 5% versus a year ago.

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.

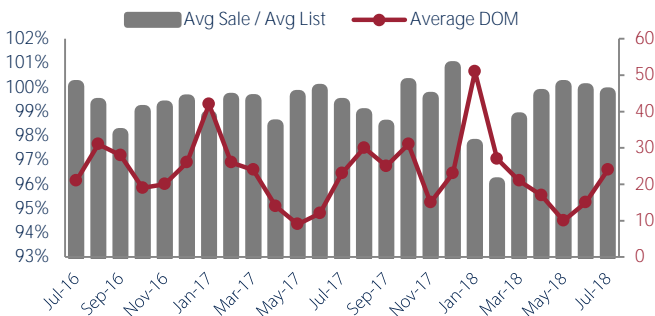
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in North Springfield compared to 19 in July 2017, an increase of 84%. There were 20 current contracts pending sale this July compared to 19 a year ago. The number of current contracts is 5% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in North 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 24, higher than the average last year, which was 23, an increase of 4%.



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