

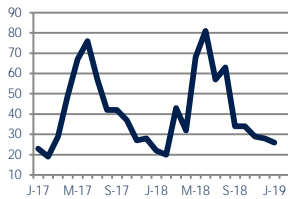
Focus On: South Springfield Housing Market

January 2019

Zip Code(s): 22153

Units Sold

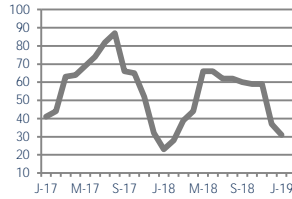
26



Up 18%
Vs. Year Ago

Active Inventory

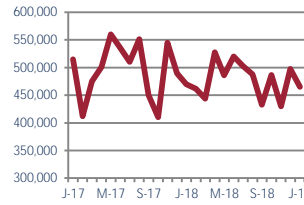
31



Up 35%
Vs. Year Ago

Median Sale Price

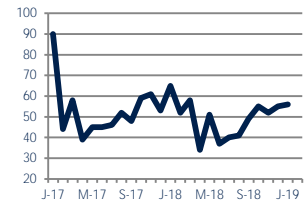
\$465,000



Down -1%
Vs. Year Ago

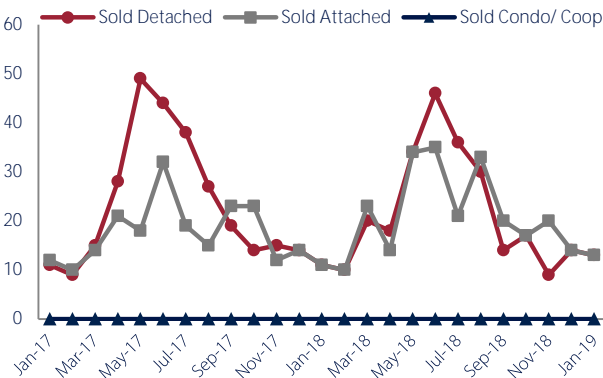
Days On Market

56



Down -14%
Vs. Year Ago

Units Sold*



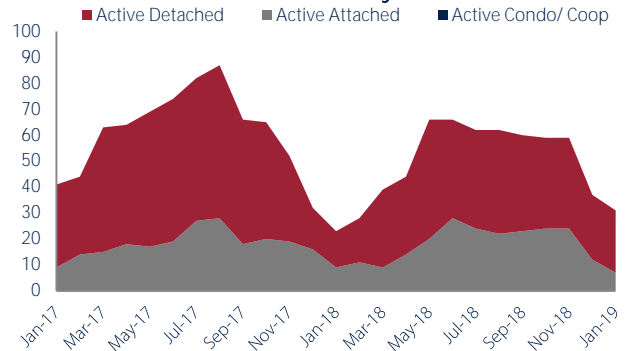
Units Sold

There was a decrease in total units sold in January, with 26 sold this month in South Springfield versus 28 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 18% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 35%. The total number of active inventory this January was 31 compared to 23 in January 2018. This month's total of 31 is lower than the previous month's total supply of available inventory of 37, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for South Springfield Homes was \$469,950. This January, the median sale price was \$465,000, a decrease of 1% or \$4,950 compared to last year. The current median sold price is 7% lower 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.

South Springfield are defined as properties listed in zip code/s 22153.

*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.



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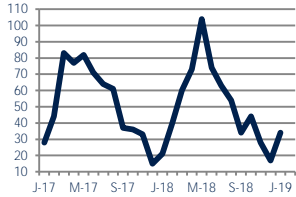
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January 2019

Zip Code(s): 22153

New Listings

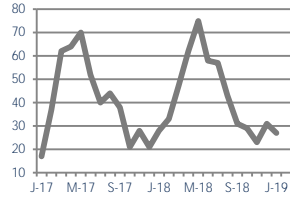
34



Up 62%
Vs. Year Ago

Current Contracts

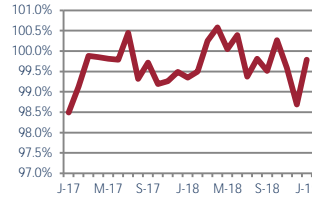
27



Down -4%
Vs. Year Ago

Sold Vs. List Price

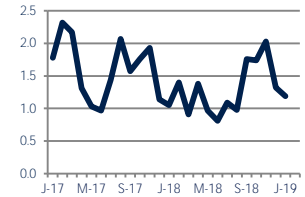
99.8%



No Change
Vs. Year Ago

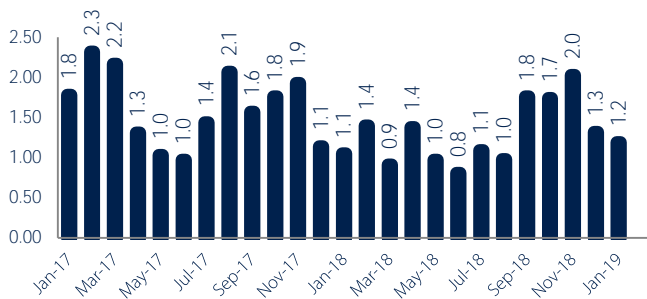
Months of Supply

1.2



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

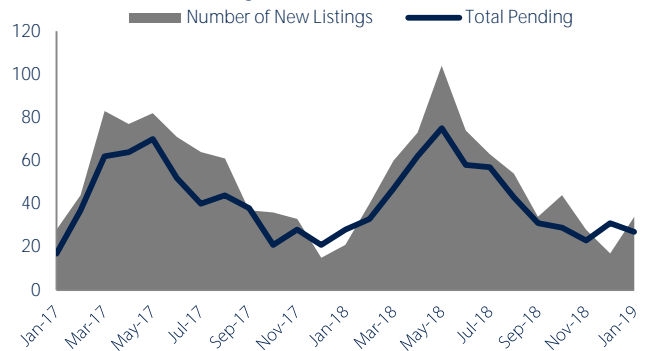
In January, there was 1.2 months of supply available in South Springfield, compared to 1.0 in January 2018. That is an increase of 14% versus a year ago.

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.

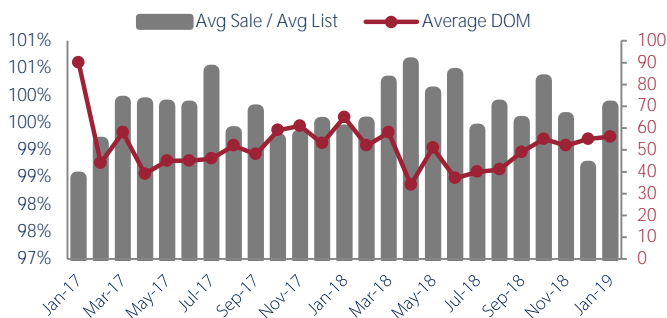
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in South Springfield compared to 21 in January 2018, an increase of 62%. There were 27 current contracts pending sale this January compared to 28 a year ago. The number of current contracts is 4% 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 South Springfield was 99.8% 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 56, lower than the average last year, which was 65, a decrease of 14%.



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