

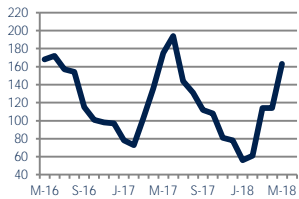
Focus On: Springfield Housing Market

May 2018

Zip Code(s): 22151, 22150, 22152 and 22153

Units Sold

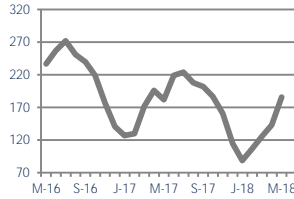
163



Down -7%
Vs. Year Ago

Active Inventory

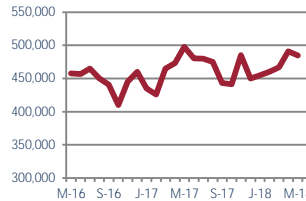
186



Up 2%
Vs. Year Ago

Median Sale Price

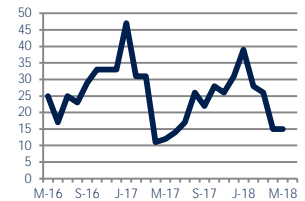
\$484,900



Down -3%
Vs. Year Ago

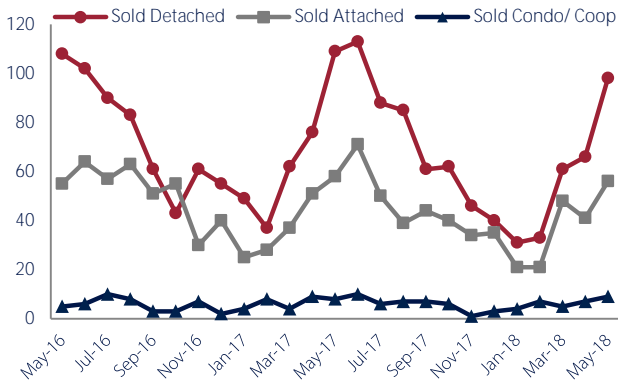
Days On Market

15



Up 25%
Vs. Year Ago

Units Sold*



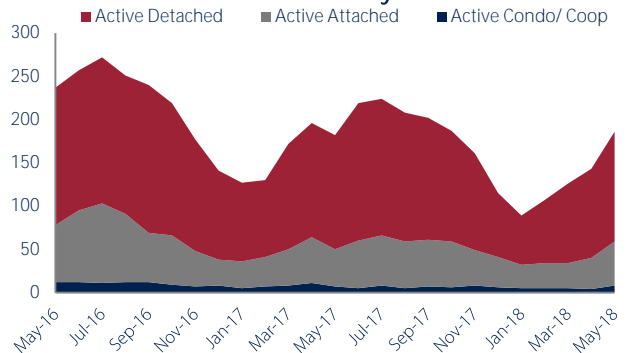
Units Sold

There was an increase in total units sold in May, with 163 sold this month in Springfield. This month's total units sold was lower than at this time last year.

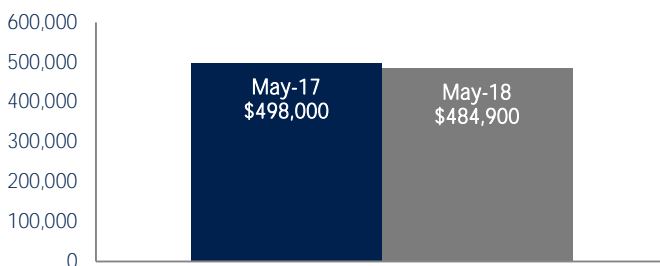
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 2%. The total number of active inventory this May was 186 compared to 182 in May 2017. This month's total of 186 is higher than the previous month's total supply of available inventory of 143, an increase of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Springfield Homes was \$498,000. This May, the median sale price was \$484,900, a decrease of 3% or \$13,100 compared to last year. The current median sold price is 1% lower than in April.

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

Springfield are defined as properties listed in zip code/s 22151, 22150, 22152 and 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 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.





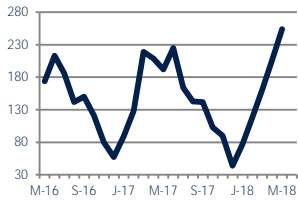
Focus On: Springfield Housing Market

May 2018

Zip Code(s): 22151, 22150, 22152 and 22153

New Listings

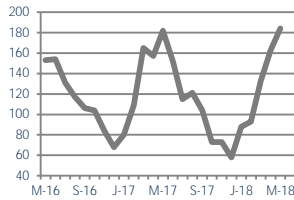
254



Up 32%
Vs. Year Ago

Current Contracts

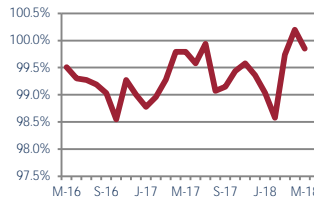
184



Up 1%
Vs. Year Ago

Sold Vs. List Price

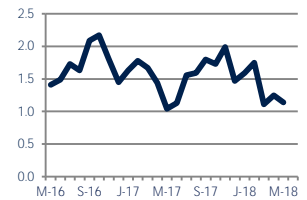
99.9%



No Change
Vs. Year Ago

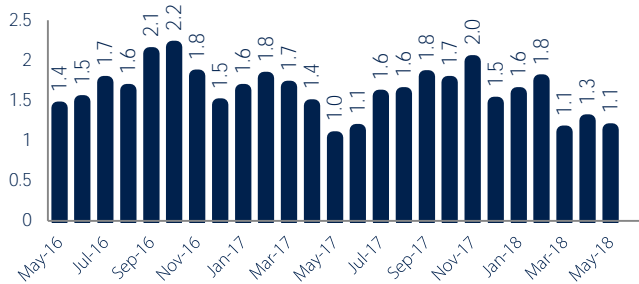
Months of Supply

1.1



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

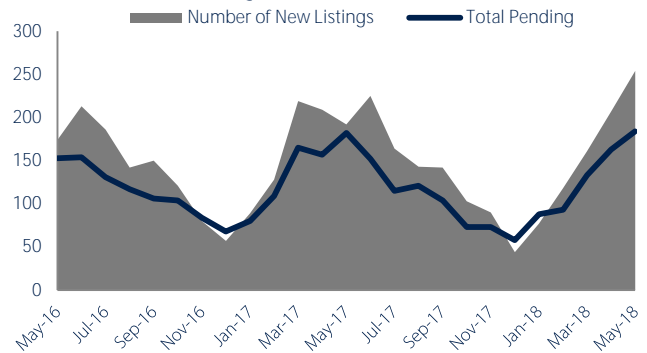
In May, there was 1.1 months of supply available in Springfield, compared to 1.0 in May 2017. That is an increase of 10% versus a year ago.

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.

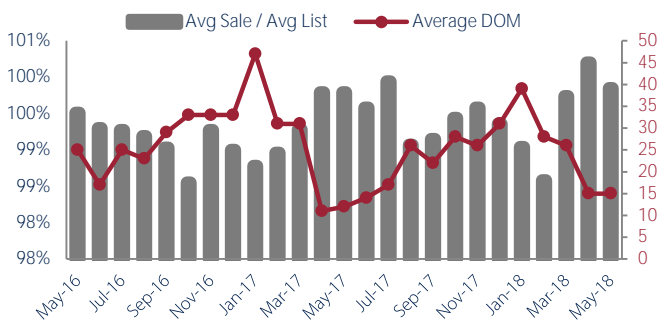
New Listings & Current Contracts

This month there were 254 homes newly listed for sale in Springfield compared to 192 in May 2017, an increase of 32%. There were 184 current contracts pending sale this May compared to 182 a year ago. The number of current contracts is 1% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Springfield was 99.9% 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 15, higher than the average last year, which was 12, an increase of 25%.



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