



# The Long & Foster Market Minute™

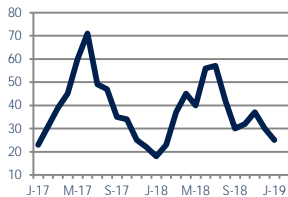
Focus On: West Springfield Housing Market

January 2019

Zip Code(s): 22152

## Units Sold

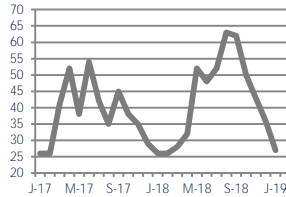
25



Up  
Vs. Year Ago

## Active Inventory

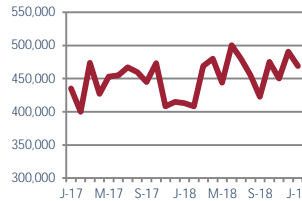
27



Up 4%  
Vs. Year Ago

## Median Sale Price

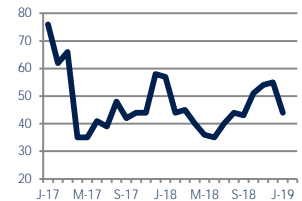
\$469,000



Up 14%  
Vs. Year Ago

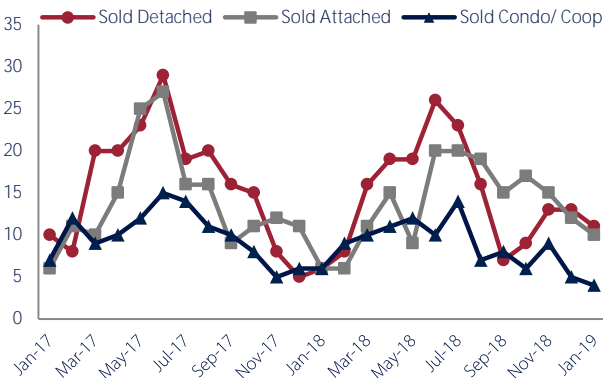
## Days On Market

44



Down -23%  
Vs. Year Ago

### Units Sold\*



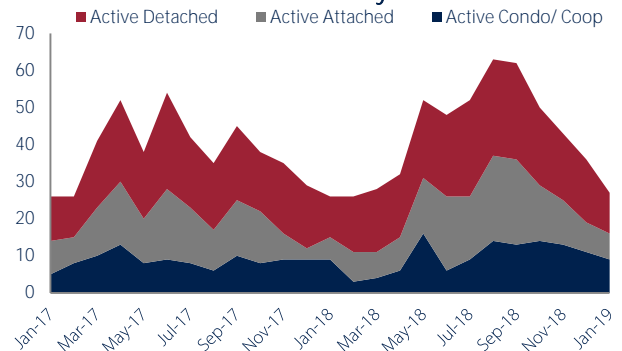
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 25 sold this month in West Springfield. This month's total units sold was higher than at this time last year, an increase from January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 4%. The total number of active inventory this January was 27 compared to 26 in January 2018. This month's total of 27 is lower than the previous month's total supply of available inventory of 36, a decrease of 25%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for West Springfield Homes was \$413,000. This January, the median sale price was \$469,000, an increase of 14% or \$56,000 compared to last year. The current median sold price is 4% 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.

West Springfield are defined as properties listed in zip code/s 22152.

\*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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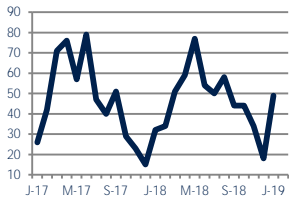
## Focus On: West Springfield Housing Market

January 2019

Zip Code(s): 22152

### New Listings

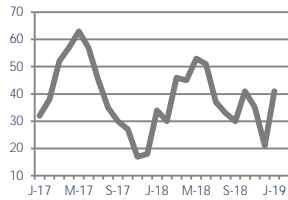
49



Up 53%  
Vs. Year Ago

### Current Contracts

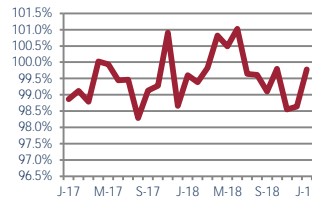
41



Up 21%  
Vs. Year Ago

### Sold Vs. List Price

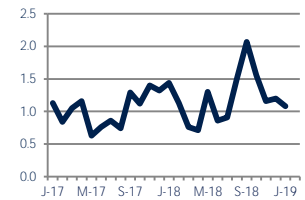
99.8%



No Change  
Vs. Year Ago

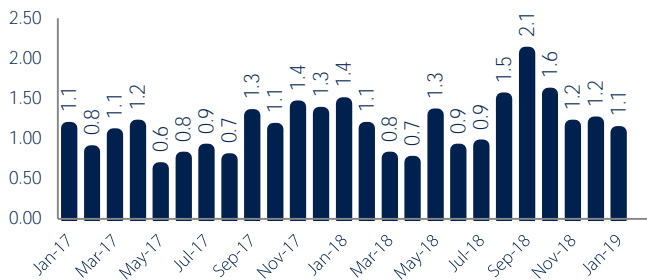
### Months of Supply

1.1



Down -25%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

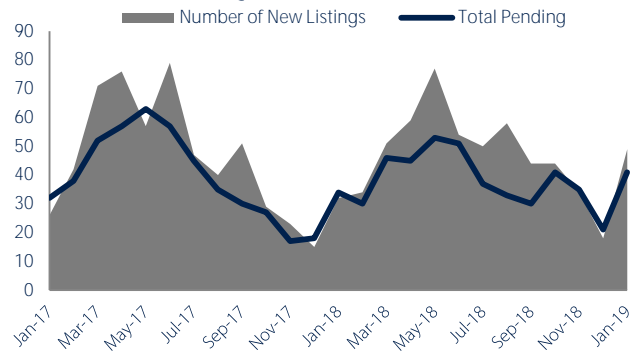
In January, there was 1.1 months of supply available in West Springfield, compared to 1.4 in January 2018. That is a decrease of 25% versus a year ago.

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.

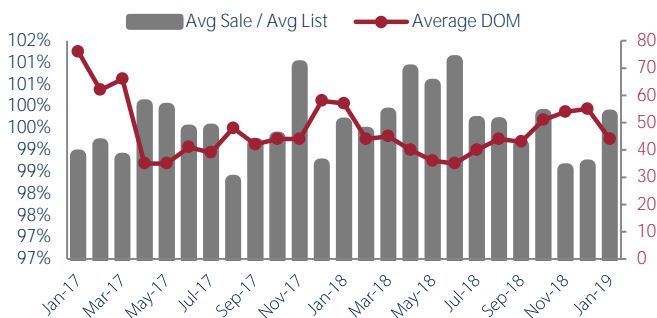
### New Listings & Current Contracts

This month there were 49 homes newly listed for sale in West Springfield compared to 32 in January 2018, an increase of 53%. There were 41 current contracts pending sale this January compared to 34 a year ago. The number of current contracts is 21% higher 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 West 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 44, lower than the average last year, which was 57, a decrease of 23%.



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