



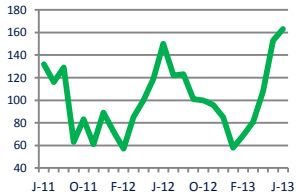
Focus On: Springfield Housing Market

June 2013

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

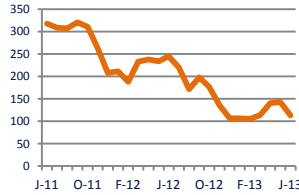
Units Sold

163



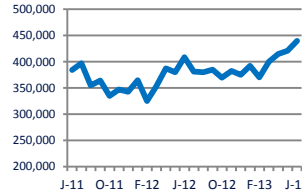
Active Inventory

113



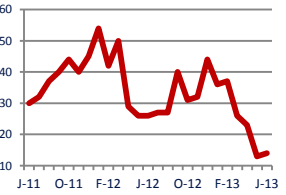
Median Sale Price

\$440,000



Days On Market

14

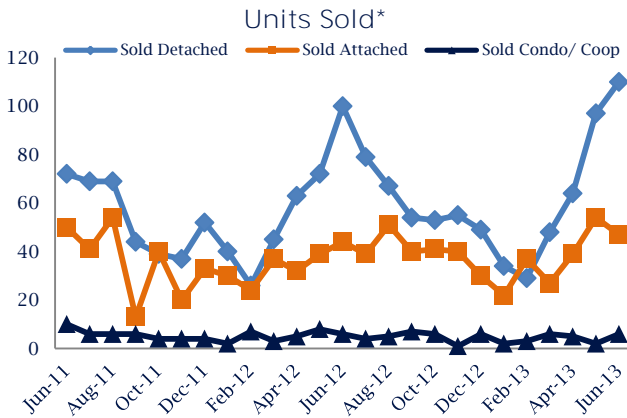


Up 9%
Vs. Year Ago

Down -54%
Vs. Year Ago

Up 8%
Vs. Year Ago

Down -46%
Vs. Year Ago

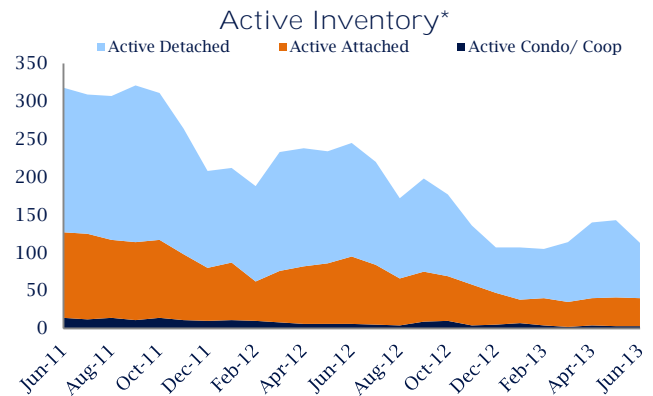


Units Sold

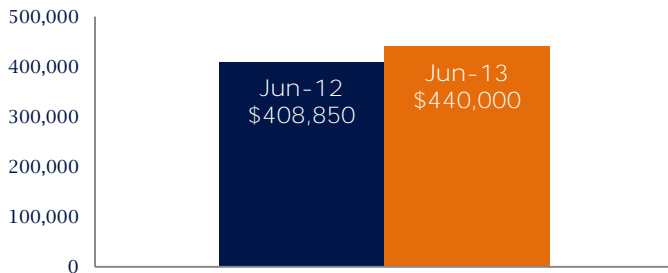
There was an increase in total units sold in June, with 163 sold this month in Springfield versus 153 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 9% versus June 2012.

Active Inventory

Versus last year, the total number of homes available this month is lower by 132 units or 54%. The total number of active inventory this June was 113 compared to 245 in June 2012. This month's total of 113 is lower than the previous month's total supply of available inventory of 143, a decrease of 21%.



Median Sale Price



Median Sale Price

Last June, the median sale price for Springfield Homes was \$408,850. This June, the median sale price was \$440,000, an increase of 8% or \$31,150 compared to last year. The current median sold price is 5% higher than in May.

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.





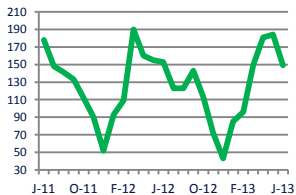
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June 2013

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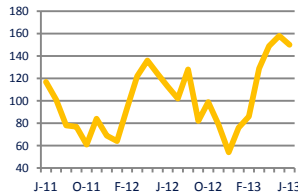
New Listings

149



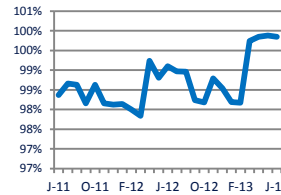
Current Contracts

150



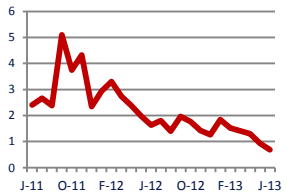
Sold Vs. List Price

99.9%



Months of Supply

0.7



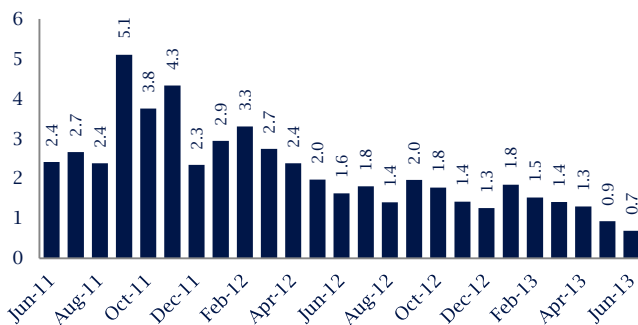
Down -3%
Vs. Year Ago

Up 33%
Vs. Year Ago

Up 0.8%
Vs. Year Ago

Down -58%
Vs. Year Ago

Months Of Supply



Months of Supply

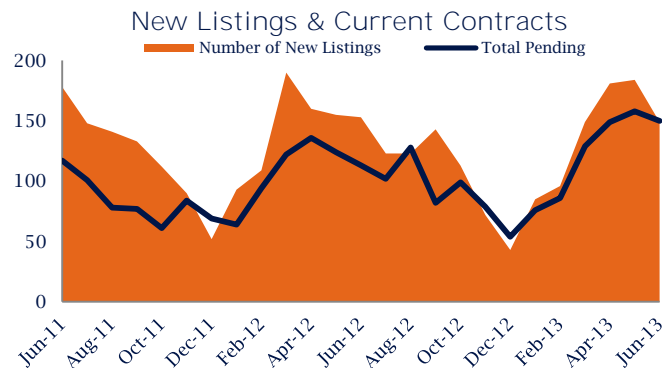
In June, there was 0.7 months of supply available in Springfield, compared to 1.6 in June 2012. That is a decrease of 58% versus a year ago.

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.

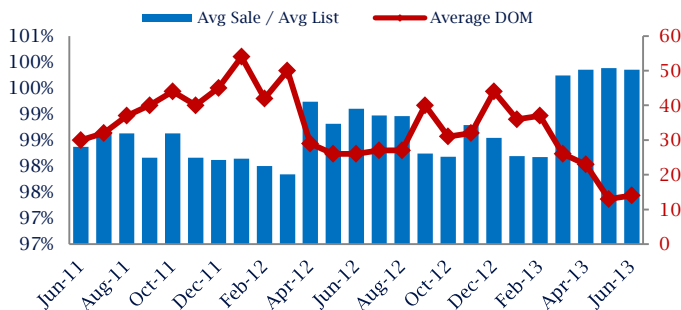
New Listings & Current Contracts

This month there were 149 homes newly listed for sale in Springfield compared to 153 in June 2012, a decrease of 3%.

There were 150 current contracts pending sale this June compared to 113 a year ago. The number of current contracts is 33% higher than last June.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Springfield was 99.9% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 26, a decrease of 46%.

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