



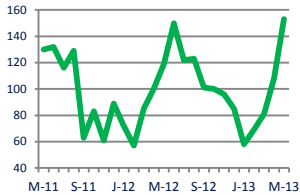
## Focus On: Springfield Housing Market

May 2013

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

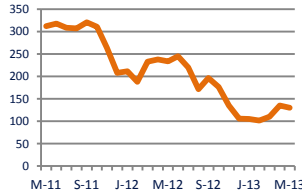
### Units Sold

153



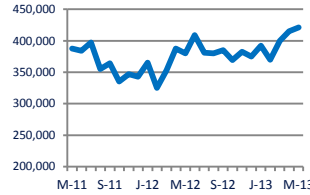
### Active Inventory

130



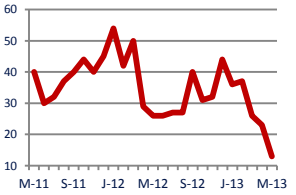
### Median Sale Price

\$421,000



### Days On Market

13

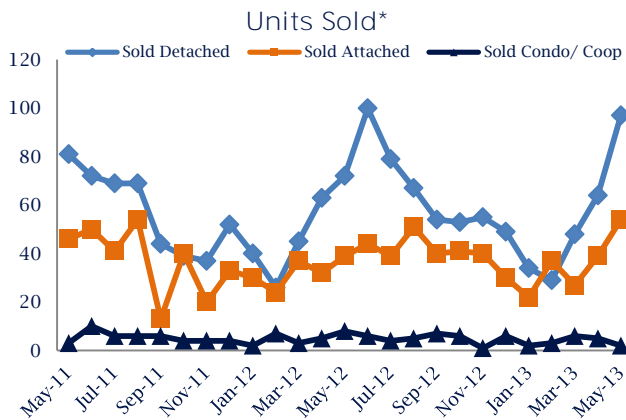


Up  
Vs. Year Ago

Down -44%  
Vs. Year Ago

Up 11%  
Vs. Year Ago

Down -50%  
Vs. Year Ago

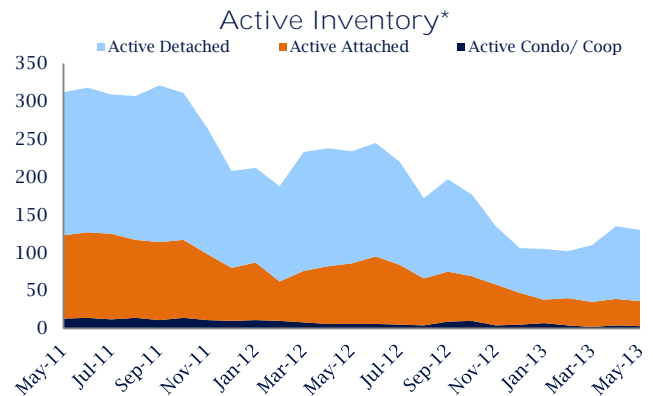


### Units Sold

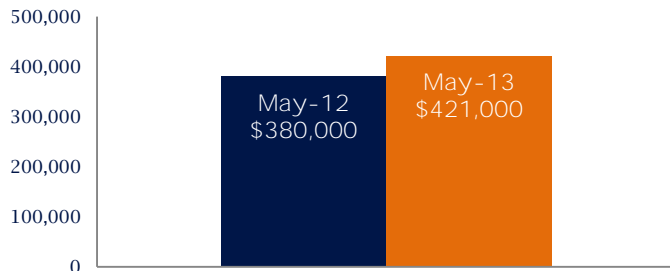
There was an increase in total units sold in May, with 153 sold this month in Springfield. This month's total units sold was higher than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 104 units or 44%. The total number of active inventory this May was 130 compared to 234 in May 2012. This month's total of 130 is lower than the previous month's total supply of available inventory of 135, a decrease of 4%.



### Median Sale Price



### Median Sale Price

Last May, the median sale price for Springfield Homes was \$380,000. This May, the median sale price was \$421,000, an increase of 11% or \$41,000 compared to last year. The current median sold price is 1% higher 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.





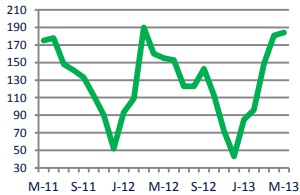
## Focus On: Springfield Housing Market

May 2013

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

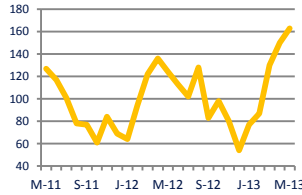
### New Listings

184



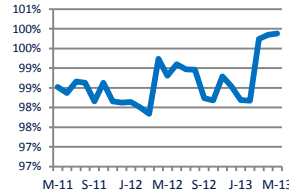
### Current Contracts

163



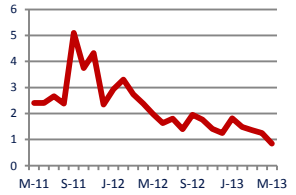
### Sold Vs. List Price

99.9%



### Months of Supply

0.9



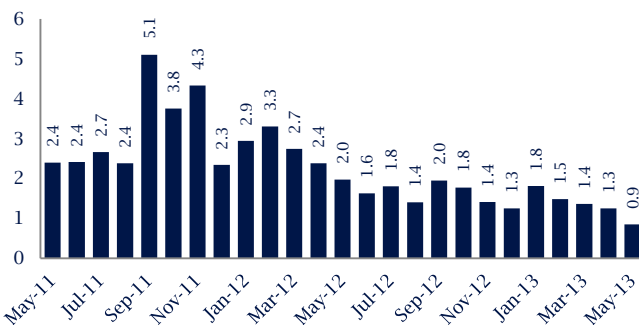
Up 19%  
Vs. Year Ago

Up 31%  
Vs. Year Ago

Up 1.1%  
Vs. Year Ago

Down -57%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In May, there was 0.8 months of supply available in Springfield, compared to 2.0 in May 2012. That is a decrease of 57% versus a year ago.

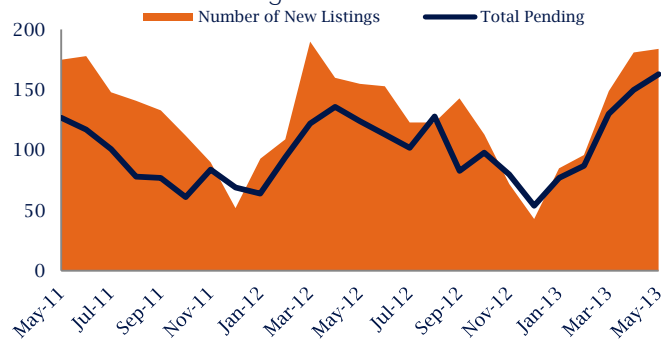
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

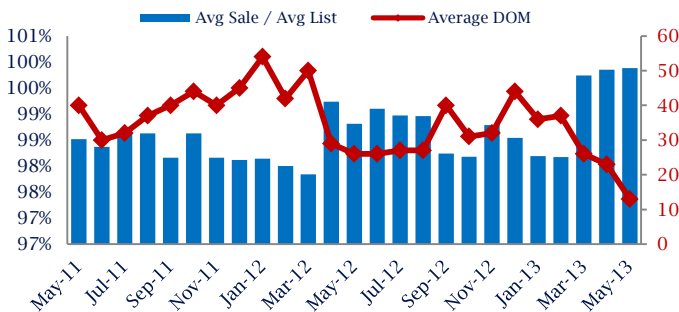
This month there were 184 homes newly listed for sale in Springfield compared to 155 in May 2012, an increase of 19%.

There were 163 current contracts pending sale this May compared to 124 a year ago. The number of current contracts is 31% 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 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 26, a decrease of 50%.

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