



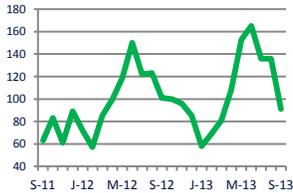
Focus On: Springfield Housing Market

September 2013

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

Units Sold

91



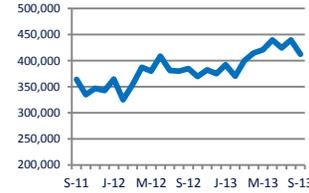
Active Inventory

199



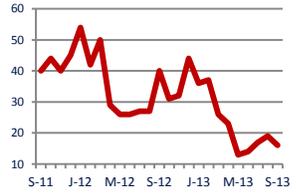
Median Sale Price

\$412,000



Days On Market

16

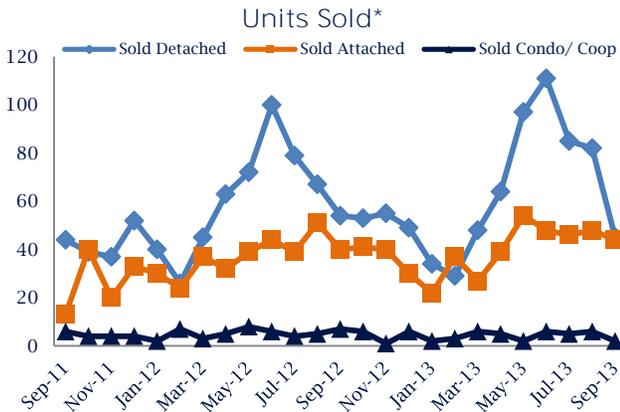


Down -10%
Vs. Year Ago

No Change
Vs. Year Ago

Up 7%
Vs. Year Ago

Down -60%
Vs. Year Ago

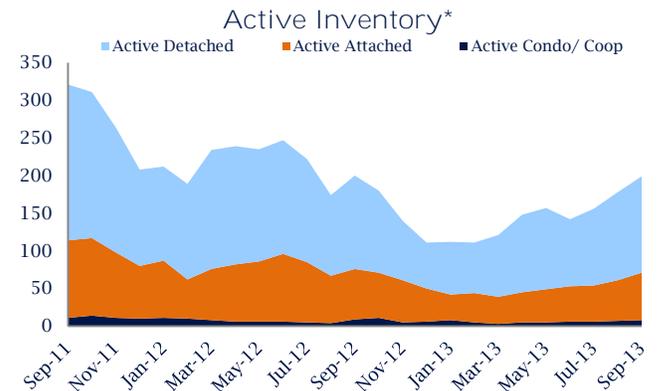


Units Sold

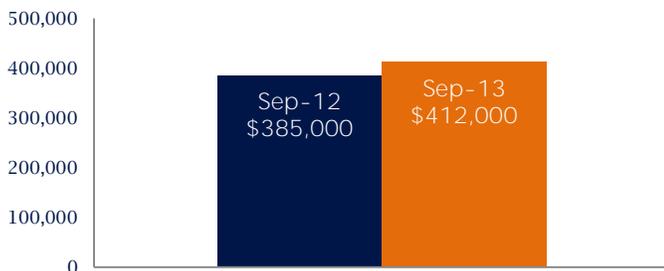
There was a decrease in total units sold in September, with 91 sold this month in Springfield versus 136 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 10% versus September 2012.

Active Inventory

The total number of homes available this month is 199 units, which is similar compared to a year ago. This month's total of 199 is higher than the previous month's total supply of available inventory of 178, an increase of 12%.



Median Sale Price



Median Sale Price

Last September, the median sale price for Springfield Homes was \$385,000. This September, the median sale price was \$412,000, an increase of 7% or \$27,000 compared to last year. The current median sold price is 6% lower than in August.

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

September 2013

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

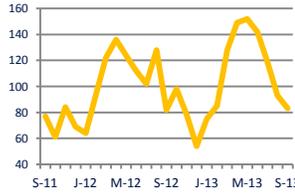
New Listings

139



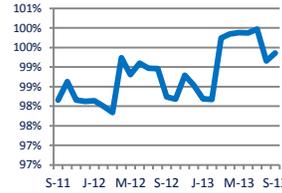
Current Contracts

83



Sold Vs. List Price

99.4%



Months of Supply

2.2



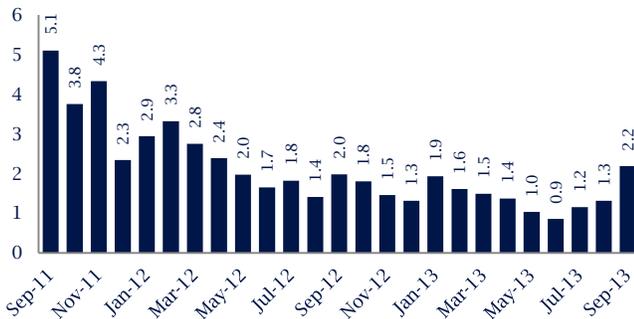
Down -3%
Vs. Year Ago

Up 1%
Vs. Year Ago

Up 1.1%
Vs. Year Ago

Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 2.2 months of supply available in Springfield, compared to 2.0 in September 2012. 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 139 homes newly listed for sale in Springfield compared to 143 in September 2012, a decrease of 3%. There were 83 current contracts pending sale this September compared to 82 a year ago. The number of current contracts is 1% higher than last September.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Springfield was 99.4% 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 16, lower than the average last year, which was 40, a decrease of 60%.

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