

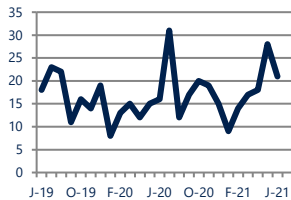


Focus On: North Springfield Housing Market

June 2021

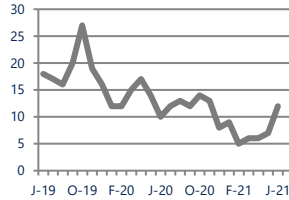
Zip Code(s): 22151

Units Sold
21



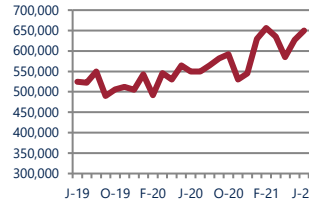
Up 31%
Vs. Year Ago

Active Inventory
12



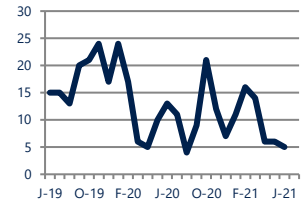
Up 20%
Vs. Year Ago

Median Sale Price
\$650,000



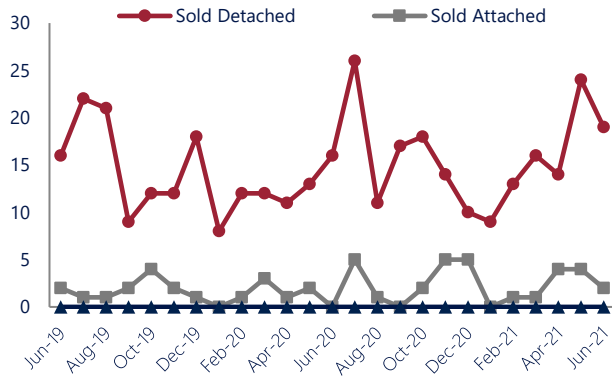
Up 18%
Vs. Year Ago

Days On Market
5



Down
Vs. Year Ago

Units Sold*



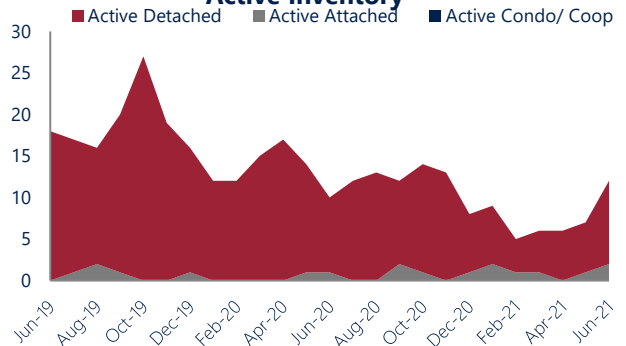
Units Sold

There was a decrease in total units sold in June, with 21 sold this month in North Springfield versus 28 last month, a decrease of 25%. This month's total units sold was higher than at this time last year, an increase of 31% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 20%. The total number of active inventory this June was 12 compared to 10 in June 2020. This month's total of 12 is higher than the previous month's total supply of available inventory of 7, an increase of 71%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for North Springfield Homes was \$549,950. This June, the median sale price was \$650,000, an increase of 18% or \$100,050 compared to last year. The current median sold price is 4% 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.

North Springfield are defined as properties listed in zip code/s 22151.

*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.





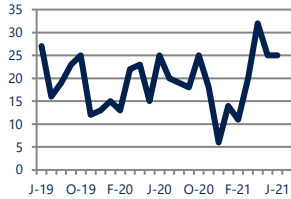
Focus On: North Springfield Housing Market

June 2021

Zip Code(s): 22151

New Listings

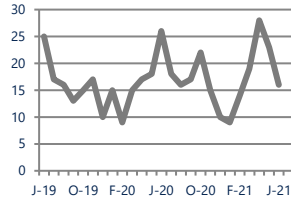
25



No Change
Vs. Year Ago

Current Contracts

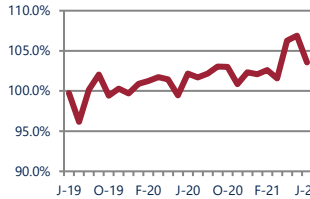
16



Down -38%
Vs. Year Ago

Sold Vs. List Price

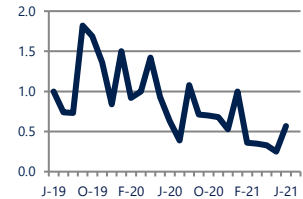
103.6%



Up 1.4%
Vs. Year Ago

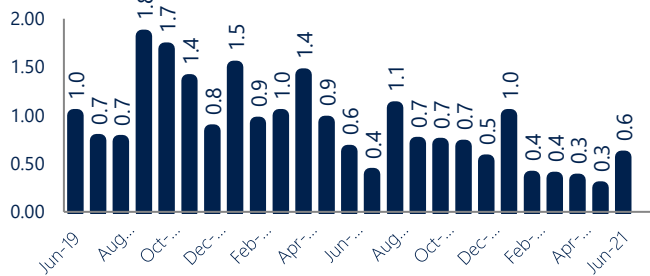
Months of Supply

0.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

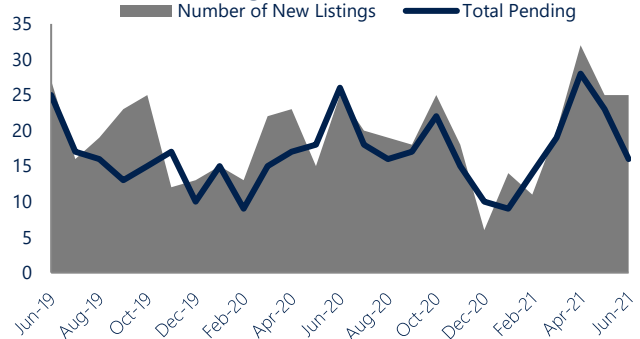
In June, there was 0.6 months of supply available in North Springfield. The amount of supply is similar compared to a year ago.

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.

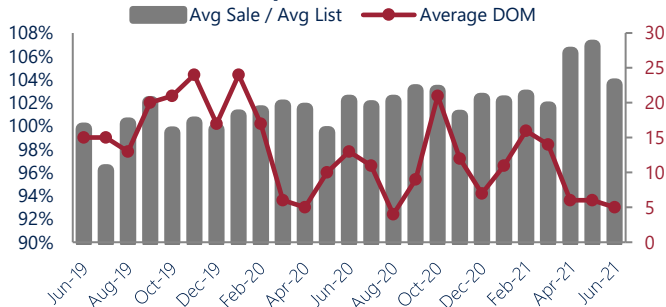
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in North Springfield, which is similar to the amount in June 2020. There were 16 current contracts pending sale this June compared to 26 a year ago. The number of current contracts is 38% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in North Springfield was 103.6% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 5, lower than the average last year, which was 13. This decrease was impacted by the limited number of sales.

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