

September 2016

Springfield, VA

Sold Summary

	Sep 2016	Sep 2015	% Change		
Sold Dollar Volume	\$50,212,040	\$56,453,050	-11.06%		
Avg Sold Price	\$444,354	\$455,267	-2.40%		
Median Sold Price	\$441,000	\$429,500	2.68%		
Units Sold	113	124	-8.87%		
Avg Days on Market	30	32	-6.25%		
Avg List Price for Solds	\$448,681	\$461,291	-2.73%		
Avg SP to OLP Ratio	98.1%	97.2%	0.97%		
Ratio of Avg SP to Avg OLP	97.9%	97.0%	0.94%		
Attached Avg Sold Price	\$375,589	\$358,658	4.72%		
Detached Avg Sold Price	\$505,097	\$534,826	-5.56%		
Attached Units Sold	53	56	-5.36%		
Detached Units Sold	60	68	-11.76%		

Notes:

- SP = Sold Price

- OLP = Original List Price
 LP = List Price (at time of sale)
 Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Sep 2016	Sep 2015	% Change	
Active Listings	205	282	-27.30%	
New Listings	150	154	-2.60%	
New Under Contracts	27	36	-25.00%	
New Contingents	83	72	15.28%	
New Pendings	110	108	1.85%	
All Pendings	140	137	2.19%	

Financing (Sold)

Assumption	0
Cash	10
Conventional	71
FHA	16
Other	3
Owner	0
VA	16

Days on Market (Sold)

0	3
1 to 10	38
11 to 20	22
21 to 30	19
31 to 60	21
61 to 90	7
91 to 120	2
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential						Condo/Coop	Active Listings		
	2 or	Less BR	3	BR	4 or 1	More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	3	1	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	7
\$200K to \$299,999	0	0	0	1	0	0	4	0	1	8
\$300K to \$399,999	1	0	4	19	3	2	4	3	22	3
\$400K to \$499,999	0	1	10	14	16	3	0	46	17	0
\$500K to \$599,999	0	0	2	2	13	2	0	44	2	0
\$600K to \$799,999	0	0	0	0	11	0	0	27	2	0
\$800K to \$999,999	0	0	0	0	0	0	0	15	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	16	36	43	7	9	142	45	18
Avg Sold Price	\$332,000	\$414,000	\$446,294	\$390,147	\$531,003	\$443,271	\$260,444			
Prev Year - Avg Sold Price	\$180,000	\$312,980	\$425,759	\$370,034	\$579,006	\$432,800	\$224,360			

-8.29%

50

2.42%

6

16.08%

5



84.44%

32.28%

5

4.82%

17

5.44%

40

Avg Sold % Change

Prev Year - # of Solds