

THE LONG & FOSTER MARKET MINUTE™

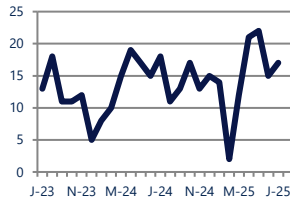
FOCUS ON: **EAST SPRINGFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 22150

Units Sold

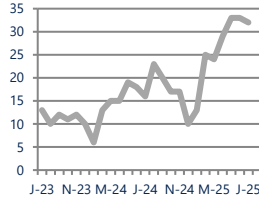
17



Down -6%
Vs. Year Ago

Active Inventory

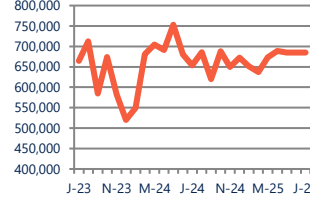
32



Up 100%
Vs. Year Ago

Median Sale Price

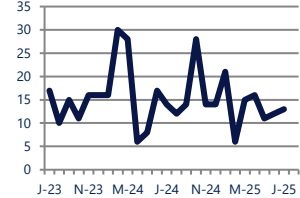
\$685,000



Up 5%
Vs. Year Ago

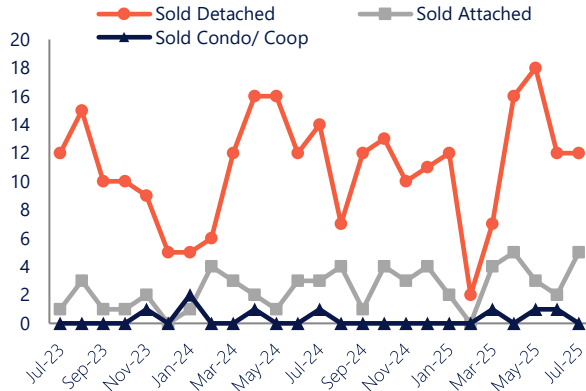
Days On Market

13



Down -7%
Vs. Year Ago

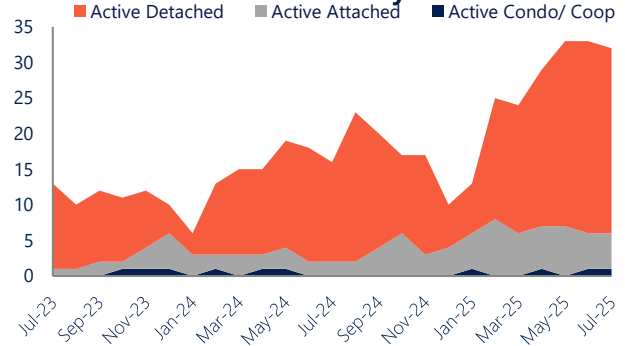
Units Sold*



Units Sold

There was an increase in total units sold in July, with 17 sold this month in East Springfield versus 15 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 6% versus July 2024.

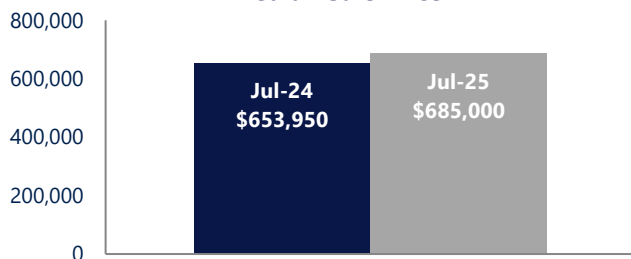
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 100%. The total number of active inventory this July was 32 compared to 16 in July 2024. This month's total of 32 is lower than the previous month's total supply of available inventory of 33, a decrease of 3%.

Median Sale Price



Median Sale Price

Last July, the median sale price for East Springfield Homes was \$653,950. This July, the median sale price was \$685,000, an increase of 5% or \$31,050 compared to last year. The current median sold price is approximately the same as the median price in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

East Springfield are defined as properties listed in zip code/s 22150.

*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.

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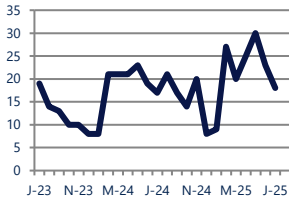
FOCUS ON: **EAST SPRINGFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 22150

New Listings

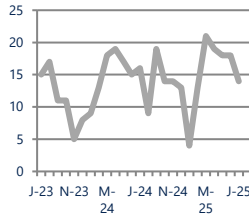
18



Up 6%
Vs. Year Ago

Current Contracts

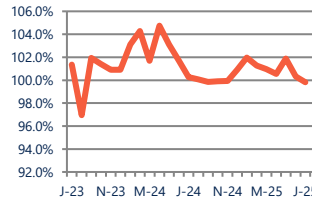
14



Down -13%
Vs. Year Ago

Sold Vs. List Price

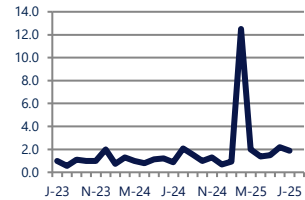
99.8%



No Change
Vs. Year Ago

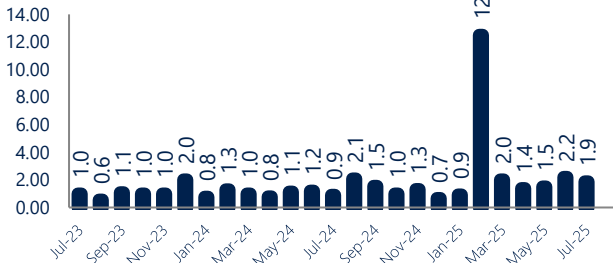
Months of Supply

1.9



Up 111%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 1.9 months of supply available in East Springfield, compared to 0.9 in July 2024. That is an increase of 112% versus a year ago.

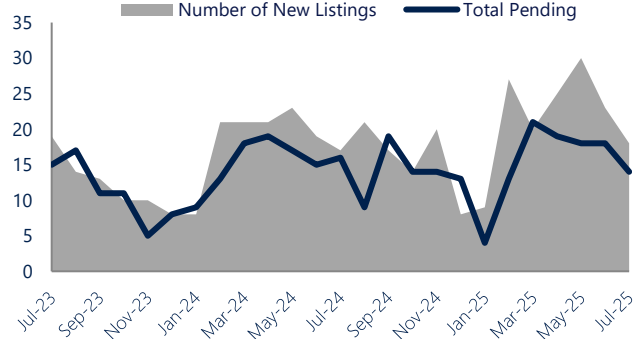
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

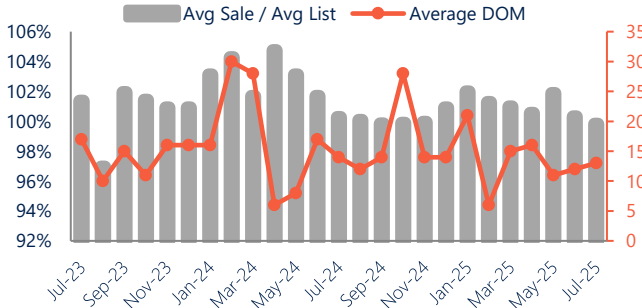
This month there were 18 homes newly listed for sale in East Springfield compared to 17 in July 2024, an increase of 6%.

There were 14 current contracts pending sale this July compared to 16 a year ago. The number of current contracts is 13% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in East Springfield was 99.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 14, a decrease of 7%.

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