

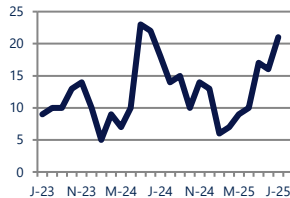
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH SPRINGFIELD HOUSING MARKET**

JULY 2025

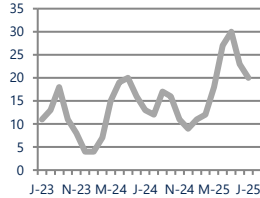
Zip Code(s): 22151

Units Sold
21



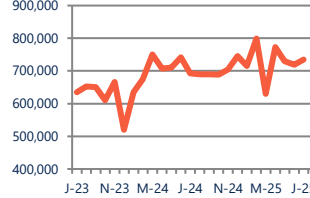
Up 17%
Vs. Year Ago

Active Inventory
20



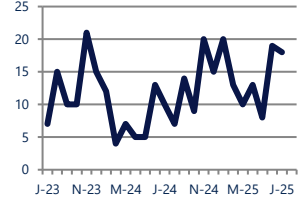
Up 54%
Vs. Year Ago

Median Sale Price
\$735,000



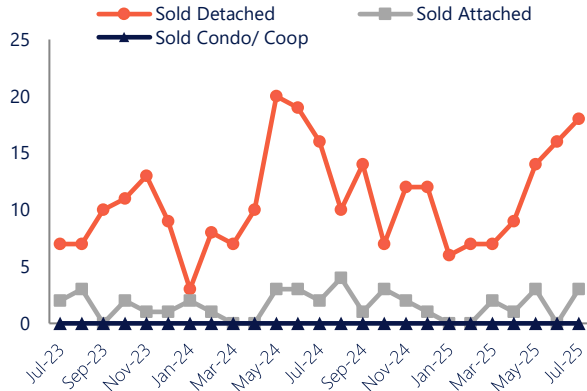
Up 6%
Vs. Year Ago

Days On Market
18



Up
Vs. Year Ago

Units Sold*



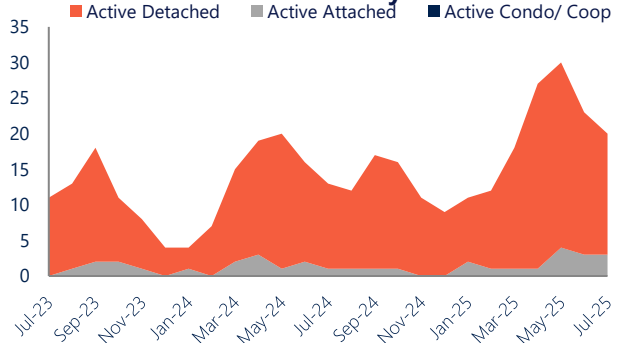
Units Sold

There was an increase in total units sold in July, with 21 sold this month in North Springfield versus 16 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 17% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 54%. The total number of active inventory this July was 20 compared to 13 in July 2024. This month's total of 20 is lower than the previous month's total supply of available inventory of 23, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for North Springfield Homes was \$692,500. This July, the median sale price was \$735,000, an increase of 6% or \$42,500 compared to last year. The current median sold price is 2% higher than in June.

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.

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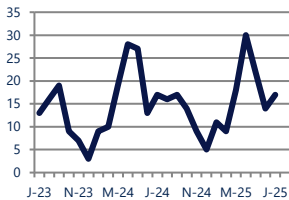
FOCUS ON: **NORTH SPRINGFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 22151

New Listings

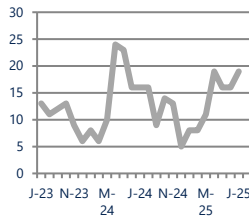
17



No Change
Vs. Year Ago

Current Contracts

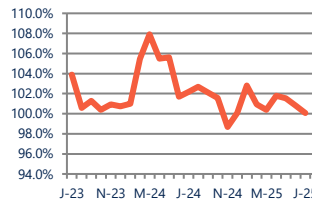
19



Up 19%
Vs. Year Ago

Sold Vs. List Price

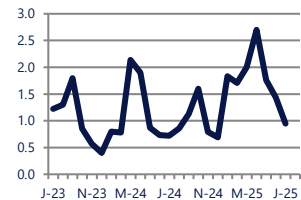
100.1%



Down -2.1%
Vs. Year Ago

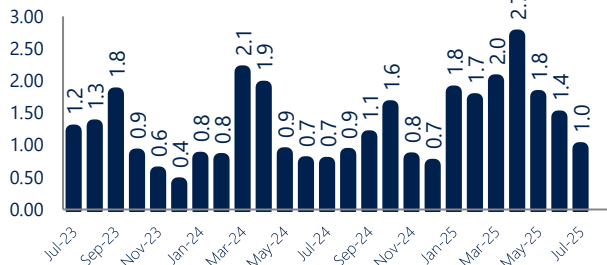
Months of Supply

1.0



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 1.0 months of supply available in North Springfield, compared to 0.7 in July 2024. That is an increase of 32% versus a year ago.

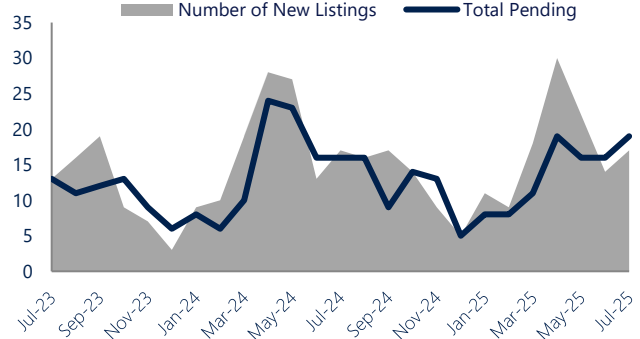
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

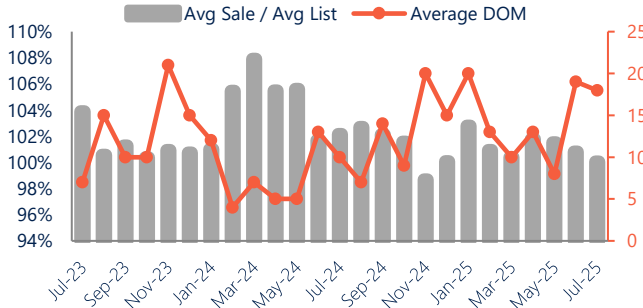
This month there were 17 homes newly listed for sale in North Springfield, which is similar to the amount in July 2024.

There were 19 current contracts pending sale this July compared to 16 a year ago. The number of current contracts is 19% higher 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 North Springfield was 100.1% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 10. This increase was impacted by the limited number of sales.

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