

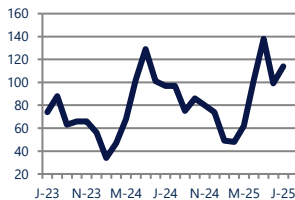
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SPRINGFIELD HOUSING MARKET**

JULY 2025

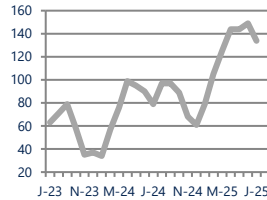
Zip Code(s): 22151, 22150, 22152 and 22153

Units Sold
114



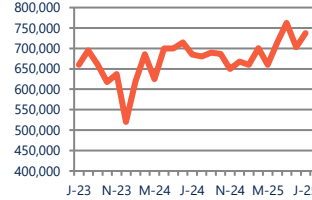
Up 18%
Vs. Year Ago

Active Inventory
134



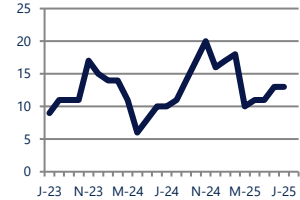
Up 70%
Vs. Year Ago

Median Sale Price
\$737,500



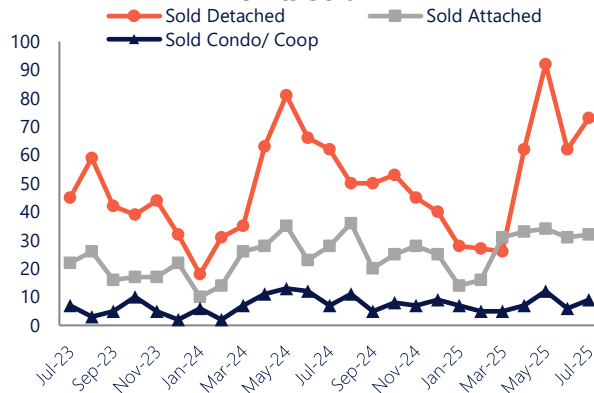
Up 8%
Vs. Year Ago

Days On Market
13



Up 30%
Vs. Year Ago

Units Sold*



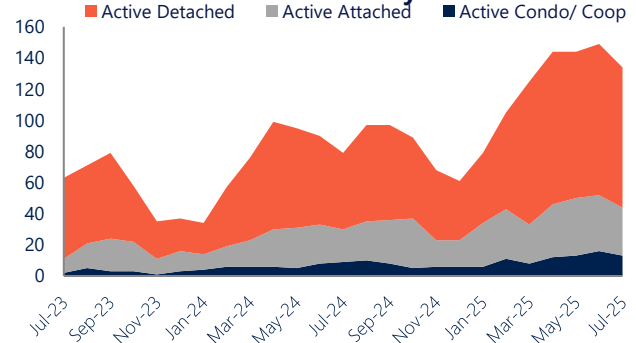
Units Sold

There was an increase in total units sold in July, with 114 sold this month in Springfield versus 99 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 18% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 55 units or 70%. The total number of active inventory this July was 134 compared to 79 in July 2024. This month's total of 134 is lower than the previous month's total supply of available inventory of 149, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Springfield Homes was \$685,000. This July, the median sale price was \$737,500, an increase of 8% or \$52,500 compared to last year. The current median sold price is 5% 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.

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 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.

THE LONG & FOSTER MARKET MINUTE™

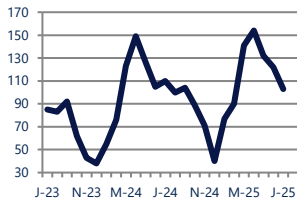
FOCUS ON: **SPRINGFIELD HOUSING MARKET**

JULY 2025

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

New Listings

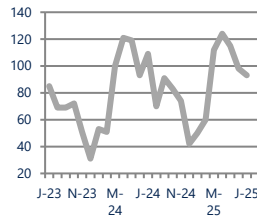
103



Down -6%
Vs. Year Ago

Current Contracts

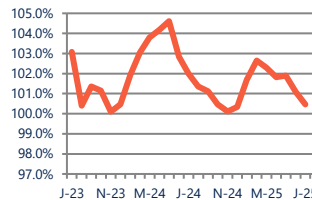
93



Down -15%
Vs. Year Ago

Sold Vs. List Price

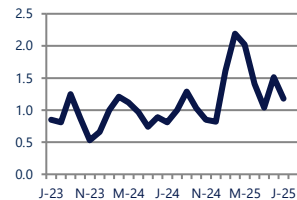
100.5%



Down -1.5%
Vs. Year Ago

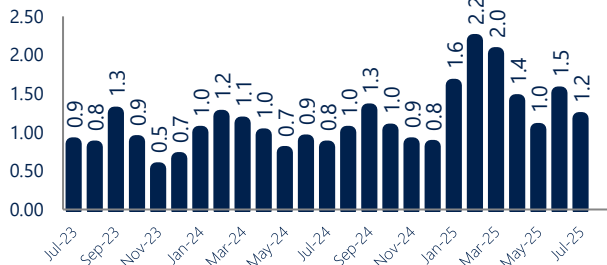
Months of Supply

1.2



Up 46%
Vs. Year Ago

Months Of Supply



Months of Supply

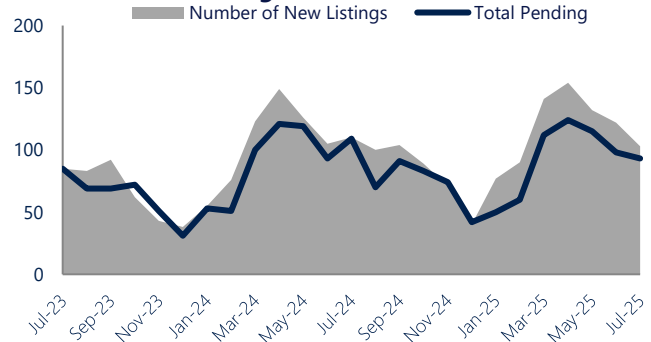
In July, there was 1.2 months of supply available in Springfield, compared to 0.8 in July 2024. That is an increase of 44% versus a year ago.

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.

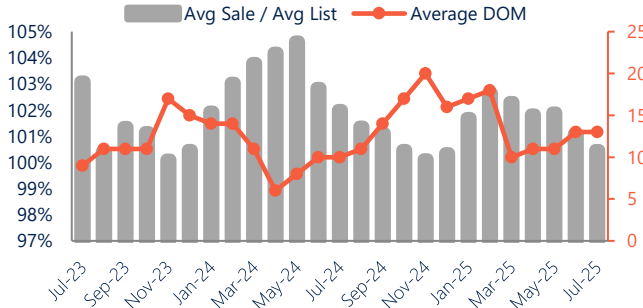
New Listings & Current Contracts

This month there were 103 homes newly listed for sale in Springfield compared to 110 in July 2024, a decrease of 6%. There were 93 current contracts pending sale this July compared to 109 a year ago. The number of current contracts is 15% 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 Springfield was 100.5% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, higher than the average last year, which was 10, an increase of 30%.

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