

THE LONG & FOSTER MARKET MINUTE™

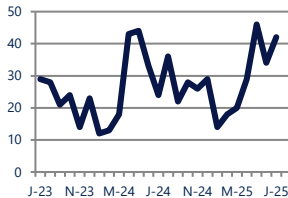
FOCUS ON: **WEST SPRINGFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 22152

Units Sold

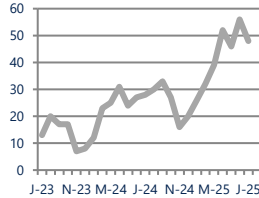
42



Up
Vs. Year Ago

Active Inventory

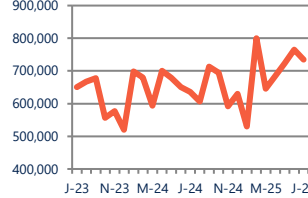
48



Up 71%
Vs. Year Ago

Median Sale Price

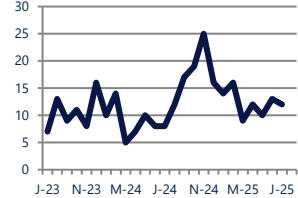
\$735,000



Up 16%
Vs. Year Ago

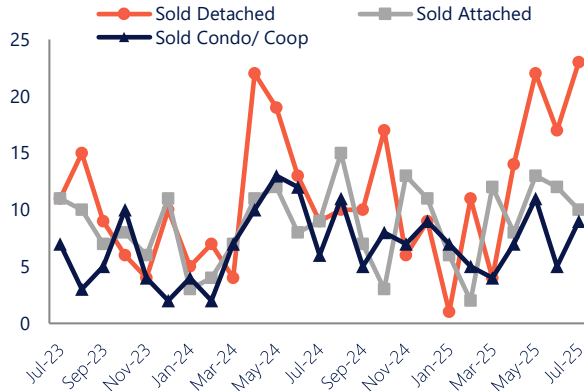
Days On Market

12



Up 50%
Vs. Year Ago

Units Sold*



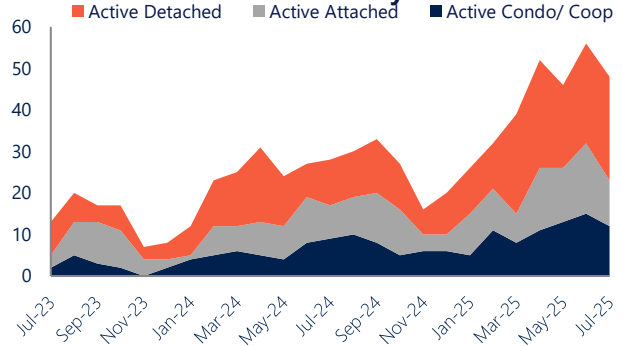
Units Sold

There was an increase in total units sold in July, with 42 sold this month in West Springfield. This month's total units sold was higher than at this time last year.

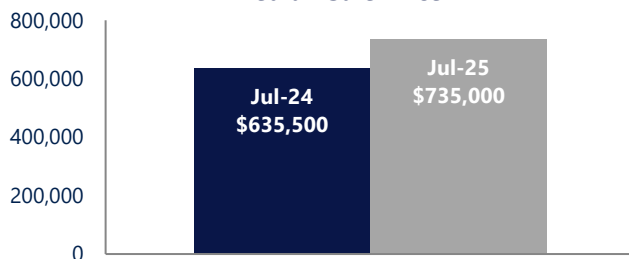
Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 71%. The total number of active inventory this July was 48 compared to 28 in July 2024. This month's total of 48 is lower than the previous month's total supply of available inventory of 56, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for West Springfield Homes was \$635,500. This July, the median sale price was \$735,000, an increase of 16% or \$99,500 compared to last year. The current median sold price is 4% lower 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.

West Springfield are defined as properties listed in zip code/s 22152.

*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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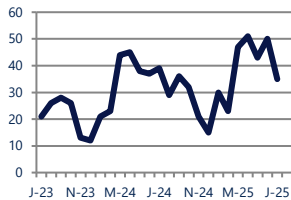
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JULY 2025

Zip Code(s): 22152

New Listings

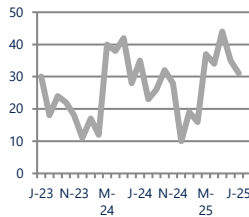
35



Down -10%
Vs. Year Ago

Current Contracts

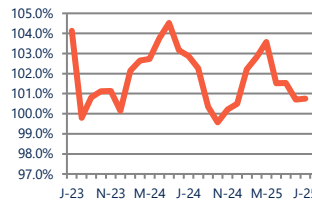
31



Down -11%
Vs. Year Ago

Sold Vs. List Price

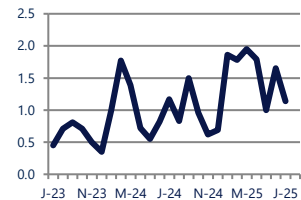
100.8%



Down -2.1%
Vs. Year Ago

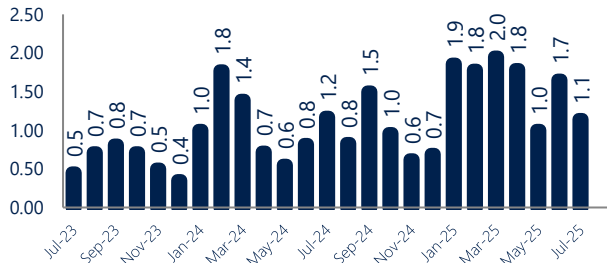
Months of Supply

1.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

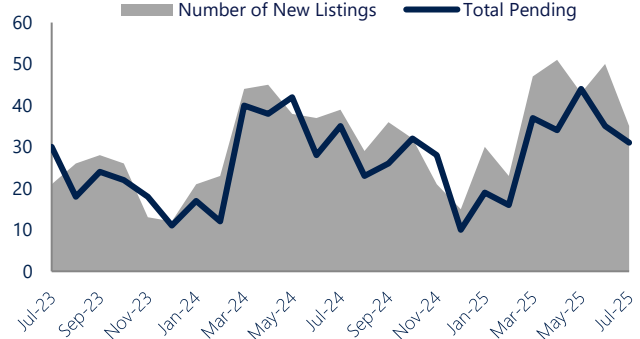
In July, there was 1.1 months of supply available in West Springfield. The amount of supply is similar compared to a year ago.

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.

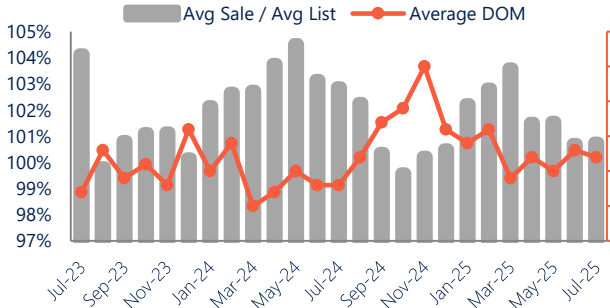
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in West Springfield compared to 39 in July 2024, a decrease of 10%. There were 31 current contracts pending sale this July compared to 35 a year ago. The number of current contracts is 11% 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 West Springfield was 100.8% 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 12, higher than the average last year, which was 8, an increase of 50%.

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