

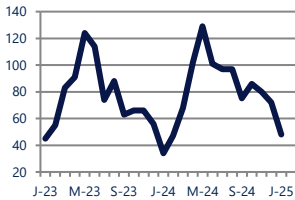
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SPRINGFIELD HOUSING MARKET** JANUARY 2025

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

## Units Sold

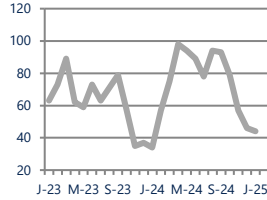
48



**Up**  
Vs. Year Ago

## Active Inventory

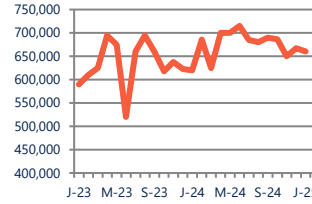
44



**Up 29%**  
Vs. Year Ago

## Median Sale Price

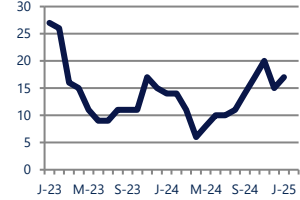
\$660,000



**Up 6%**  
Vs. Year Ago

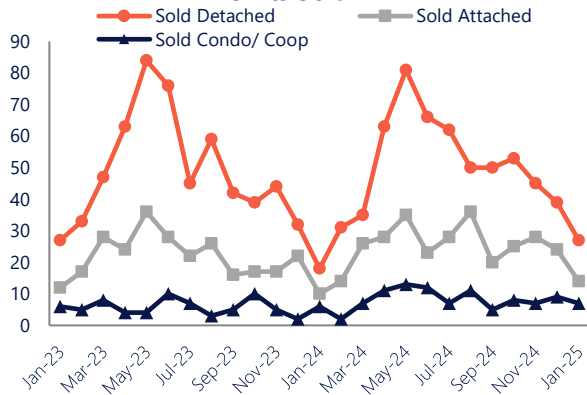
## Days On Market

17



**Up 21%**  
Vs. Year Ago

## Units Sold\*



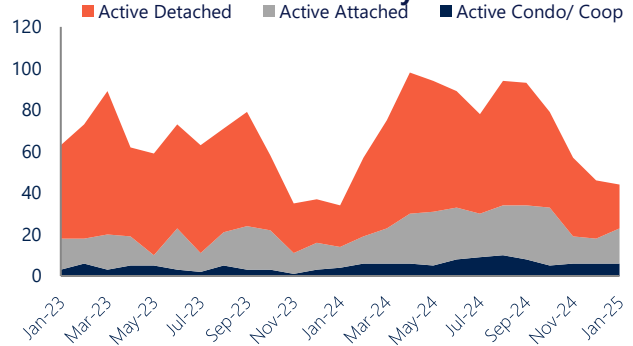
## Units Sold

There was a decrease in total units sold in January, with 48 sold this month in 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 10 units or 29%. The total number of active inventory this January was 44 compared to 34 in January 2024. This month's total of 44 is lower than the previous month's total supply of available inventory of 46, a decrease of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Springfield Homes was \$620,000. This January, the median sale price was \$660,000, an increase of 6% or \$40,000 compared to last year. The current median sold price is 1% lower than in December.

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.

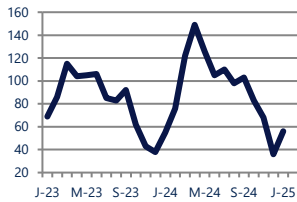
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SPRINGFIELD HOUSING MARKET** JANUARY 2025

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

## New Listings

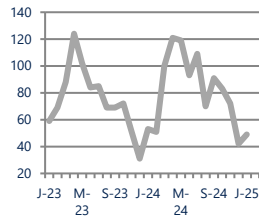
56



**Up 2%**  
Vs. Year Ago

## Current Contracts

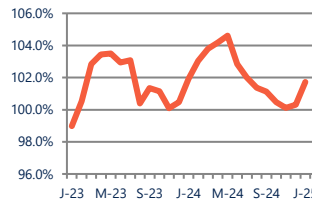
49



**Down -8%**  
Vs. Year Ago

## Sold Vs. List Price

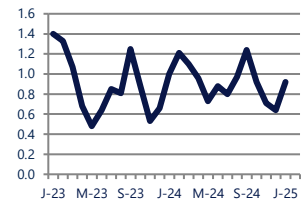
101.7%



**No Change**  
Vs. Year Ago

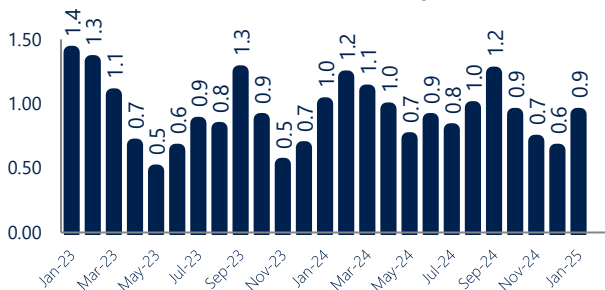
## Months of Supply

0.9



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

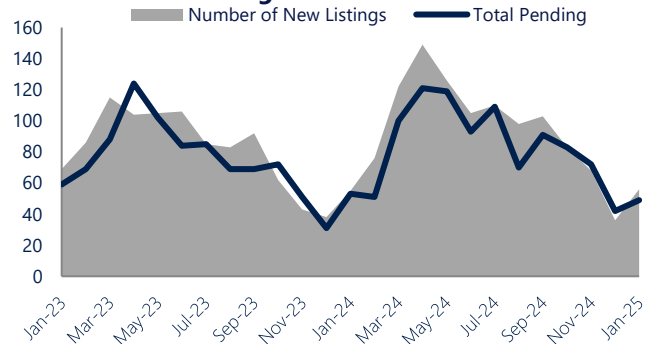
In January, there was 0.9 months of supply available in Springfield. The amount of supply is similar compared to a year ago.

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.

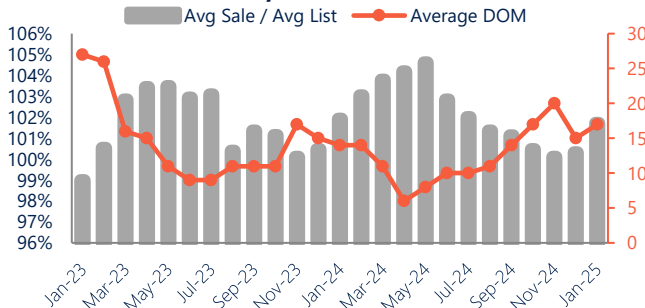
## New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Springfield compared to 55 in January 2024, an increase of 2%. There were 49 current contracts pending sale this January compared to 53 a year ago. The number of current contracts is 8% lower than last January.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in Springfield was 101.7% 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 17, higher than the average last year, which was 14, an increase of 21%.

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