

# THE LONG & FOSTER MARKET MINUTE™

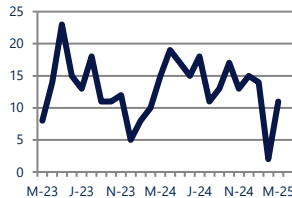
FOCUS ON: **EAST SPRINGFIELD HOUSING MARKET**

MARCH 2025

Zip Code(s): 22150

## Units Sold

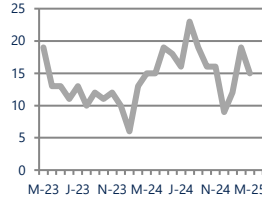
11



**Down**  
Vs. Year Ago

## Active Inventory

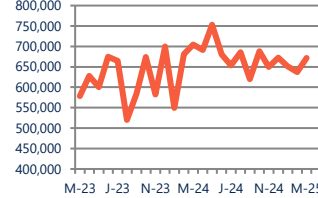
15



**No Change**  
Vs. Year Ago

## Median Sale Price

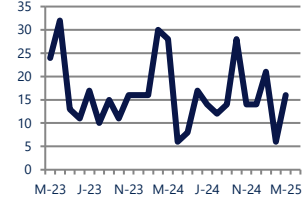
\$671,600



**Down -5%**  
Vs. Year Ago

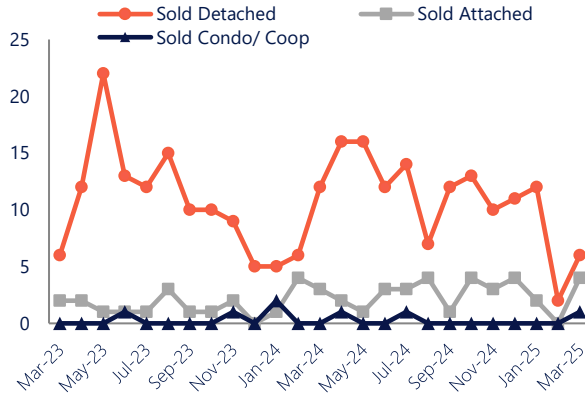
## Days On Market

16



**Down -43%**  
Vs. Year Ago

## Units Sold\*



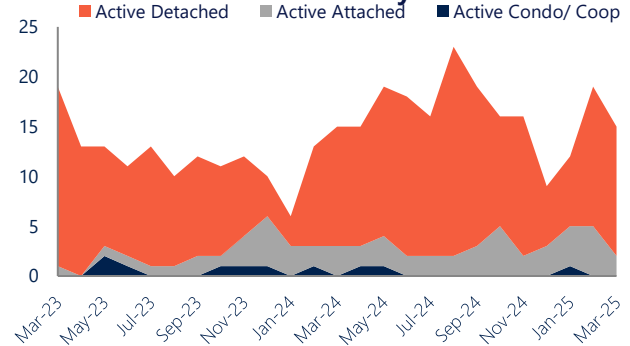
## Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 11 sold this month in East Springfield. This month's total units sold was lower than at this time last year, a decrease from March 2024.

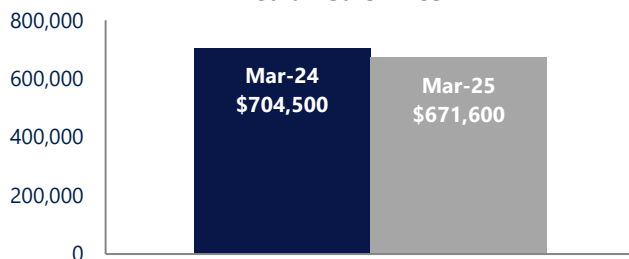
## Active Inventory

The total number of homes available this month is 15 units, which is similar compared to a year ago. This month's total of 15 is lower than the previous month's total supply of available inventory of 19, a decrease of 21%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for East Springfield Homes was \$704,500. This March, the median sale price was \$671,600, a decrease of 5% or \$32,900 compared to last year. The current median sold price is 5% higher than in February.

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.

**LONG & FOSTER**  
REAL ESTATE



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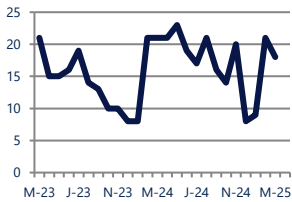
FOCUS ON: **EAST SPRINGFIELD HOUSING MARKET**

MARCH 2025

Zip Code(s): 22150

## New Listings

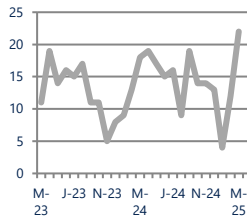
18



**Down -14%**  
Vs. Year Ago

## Current Contracts

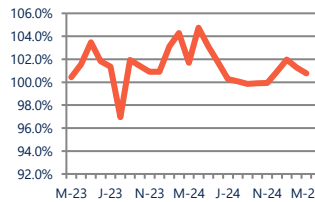
22



**Up 22%**  
Vs. Year Ago

## Sold Vs. List Price

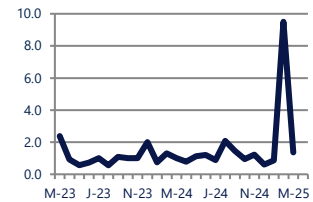
100.8%



**Down -0.9%**  
Vs. Year Ago

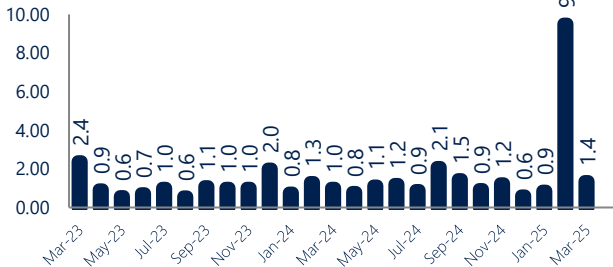
## Months of Supply

1.4



**Up 36%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

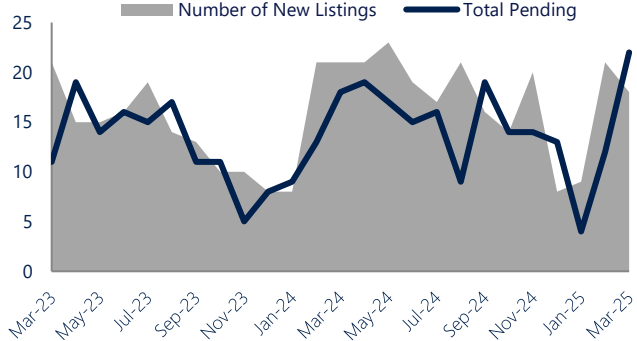
In March, there was 1.4 months of supply available in East Springfield, compared to 1.0 in March 2024. That is an increase of 36% versus a year ago.

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.

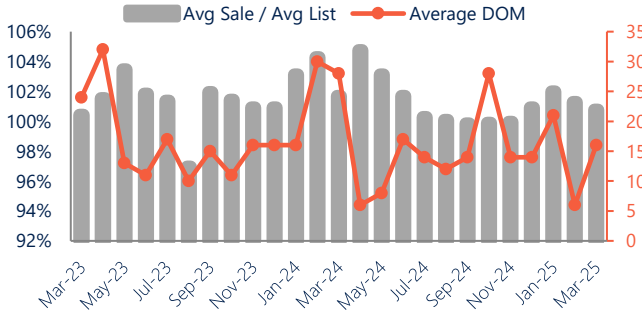
## New Listings & Current Contracts

This month there were 18 homes newly listed for sale in East Springfield compared to 21 in March 2024, a decrease of 14%. There were 22 current contracts pending sale this March compared to 18 a year ago. The number of current contracts is 22% higher than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in East Springfield was 100.8% of the average list price, which is 0.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 28, a decrease of 43%.

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