



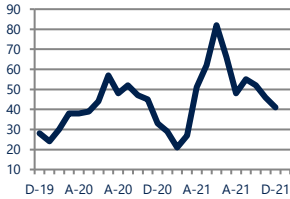
Focus On: South Springfield Housing Market

December 2021

Zip Code(s): 22153

Units Sold

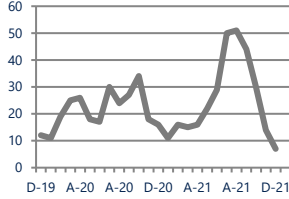
41



Up 24%
Vs. Year Ago

Active Inventory

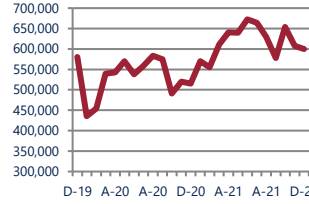
7



Down -56%
Vs. Year Ago

Median Sale Price

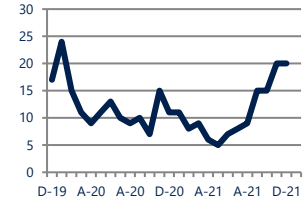
\$600,000



Up 17%
Vs. Year Ago

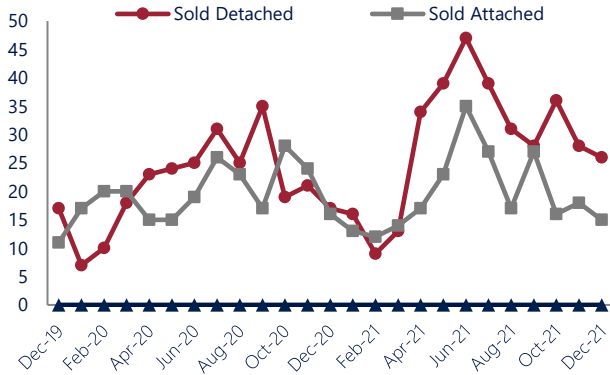
Days On Market

20



Up 82%
Vs. Year Ago

Units Sold*



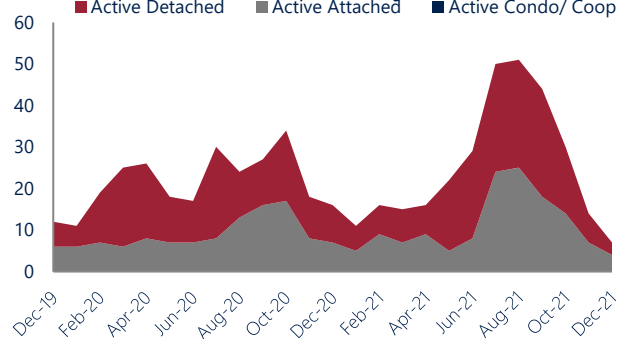
Units Sold

There was a decrease in total units sold in December, with 41 sold this month in South Springfield versus 46 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 24% versus December 2020.

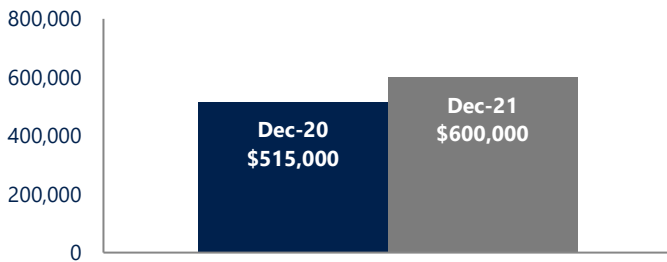
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 56%. The total number of active inventory this December was 7 compared to 16 in December 2020. This month's total of 7 is lower than the previous month's total supply of available inventory of 14, a decrease of 50%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for South Springfield Homes was \$515,000. This December, the median sale price was \$600,000, an increase of 17% or \$85,000 compared to last year. The current median sold price is 1% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

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





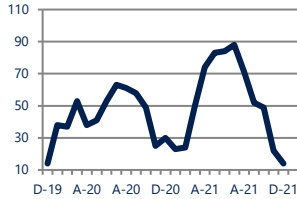
Focus On: South Springfield Housing Market

December 2021

Zip Code(s): 22153

New Listings

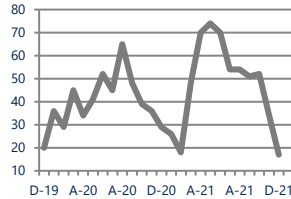
14



Down -53%
Vs. Year Ago

Current Contracts

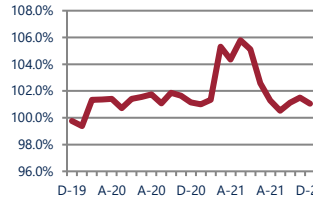
17



Down -41%
Vs. Year Ago

Sold Vs. List Price

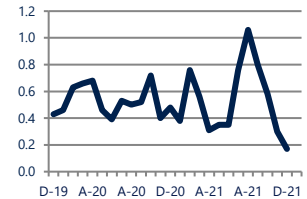
101.1%



No Change
Vs. Year Ago

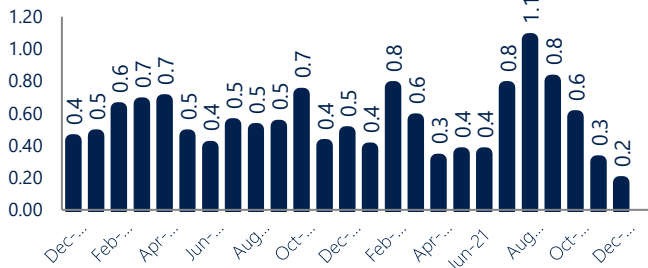
Months of Supply

0.2



Down -65%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

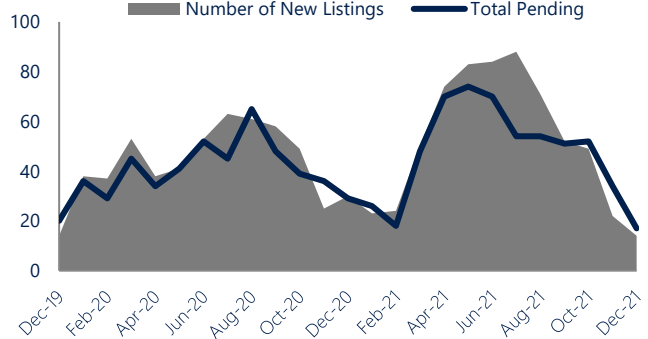
This month there were 14 homes newly listed for sale in South Springfield compared to 30 in December 2020, a decrease of 53%. There were 17 current contracts pending sale this December compared to 29 a year ago. The number of current contracts is 41% lower than last December.

Months of Supply

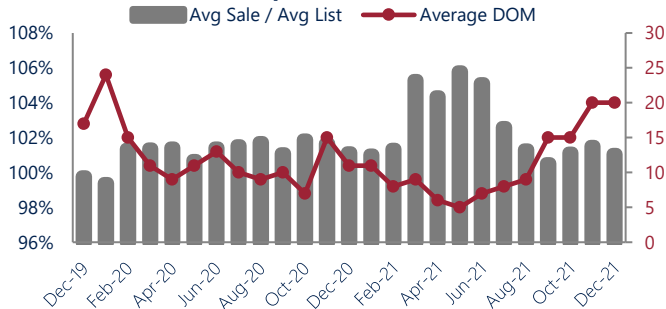
In December, there was 0.2 months of supply available in South Springfield, compared to 0.5 in December 2020. That is a decrease of 65% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in South Springfield was 101.1% 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 20, higher than the average last year, which was 11, an increase of 82%.

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