

THE LONG & FOSTER MARKET MINUTE™

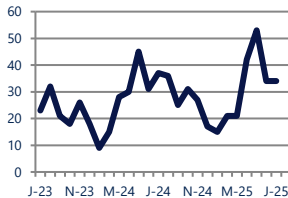
FOCUS ON: **SOUTH SPRINGFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 22153

Units Sold

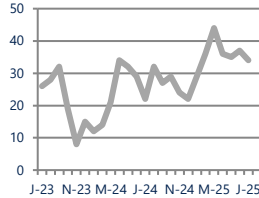
34



Down -8%
Vs. Year Ago

Active Inventory

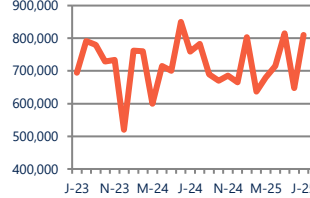
34



Up 55%
Vs. Year Ago

Median Sale Price

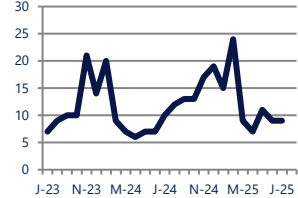
\$810,000



Up
Vs. Year Ago

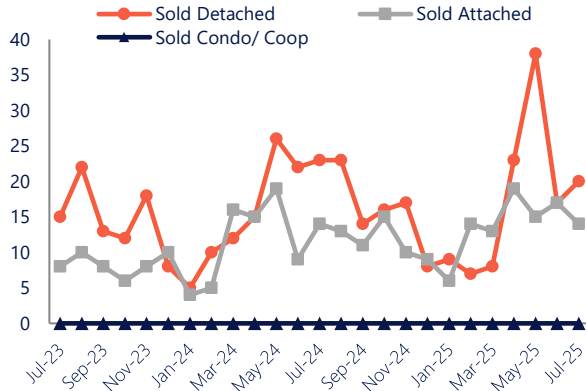
Days On Market

9



Down -10%
Vs. Year Ago

Units Sold*



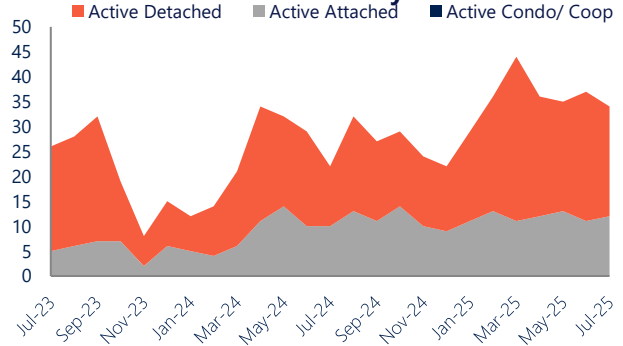
Units Sold

The number of units sold remained stable in July, with 34 sold this month in South Springfield. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2024.

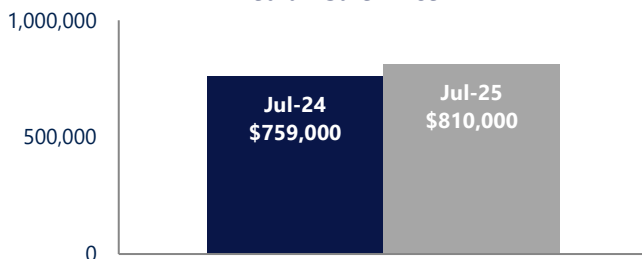
Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 55%. The total number of active inventory this July was 34 compared to 22 in July 2024. This month's total of 34 is lower than the previous month's total supply of available inventory of 37, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for South Springfield Homes was \$759,000. This July, the median sale price was \$810,000, an increase of \$51,000 compared to last year. The current median sold price is 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.

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.

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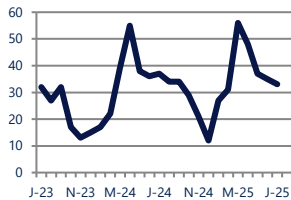
FOCUS ON: **SOUTH SPRINGFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 22153

New Listings

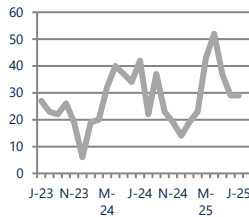
33



Down -11%
Vs. Year Ago

Current Contracts

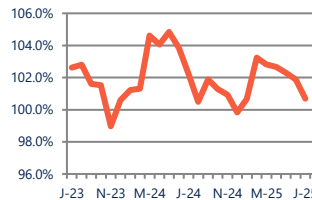
29



Down -31%
Vs. Year Ago

Sold Vs. List Price

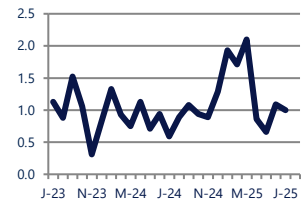
100.7%



Down -1.5%
Vs. Year Ago

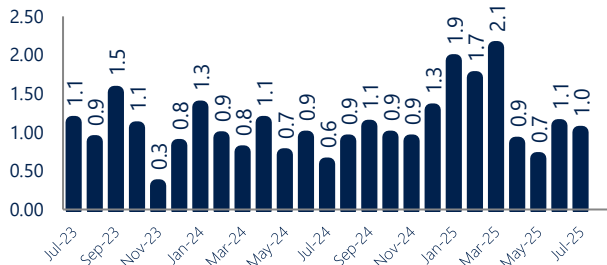
Months of Supply

1.0



Up 69%
Vs. Year Ago

Months Of Supply



Months of Supply

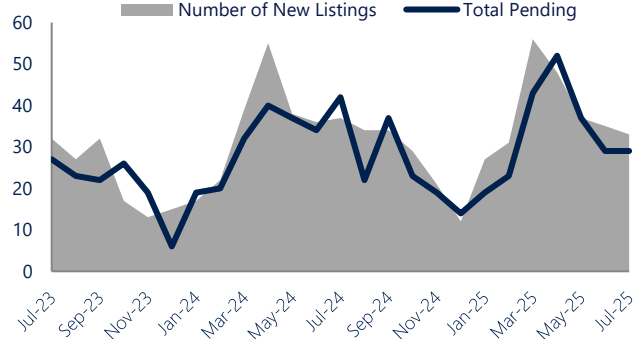
In July, there was 1.0 months of supply available in South Springfield, compared to 0.6 in July 2024. That is an increase of 68% versus a year ago.

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.

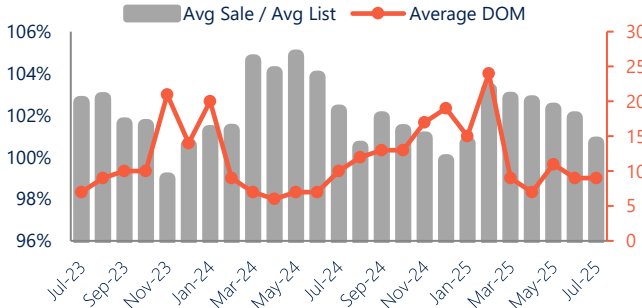
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in South Springfield compared to 37 in July 2024, a decrease of 11%. There were 29 current contracts pending sale this July compared to 42 a year ago. The number of current contracts remained stable as compared to last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in South Springfield was 100.7% 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 9, lower than the average last year, which was 10, a decrease of 10%.

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