

# THE LONG & FOSTER MARKET MINUTE™

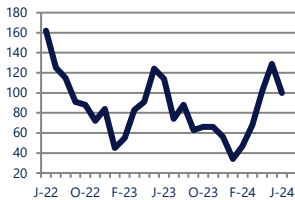
FOCUS ON: **SPRINGFIELD HOUSING MARKET**

JUNE 2024

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

## Units Sold

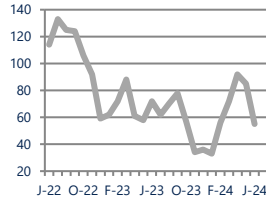
100



**Down -12%**  
Vs. Year Ago

## Active Inventory

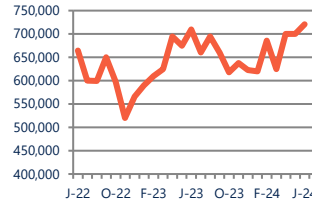
55



**Down -24%**  
Vs. Year Ago

## Median Sale Price

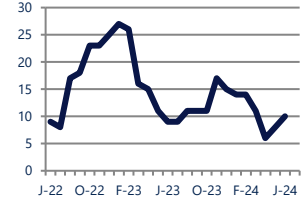
\$720,688



**Up 2%**  
Vs. Year Ago

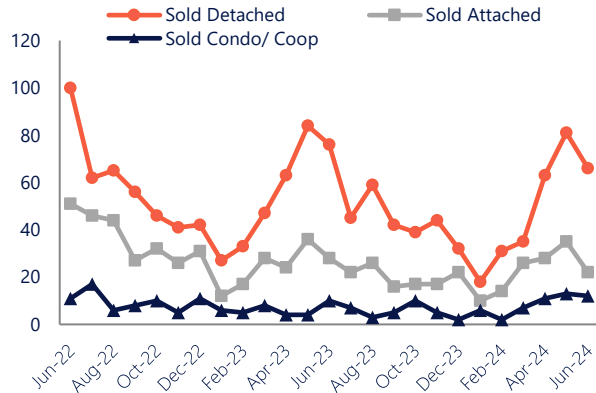
## Days On Market

10



**Up 11%**  
Vs. Year Ago

## Units Sold\*



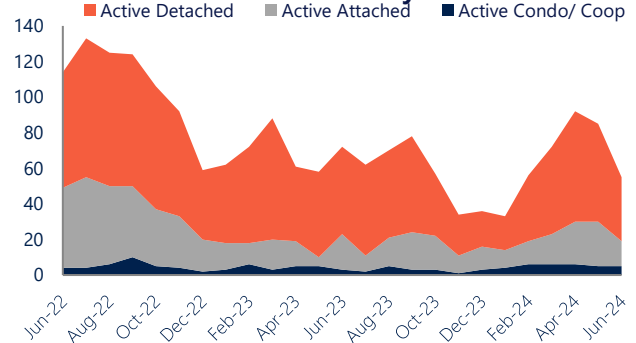
## Units Sold

There was a decrease in total units sold in June, with 100 sold this month in Springfield versus 129 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 12% versus June 2023.

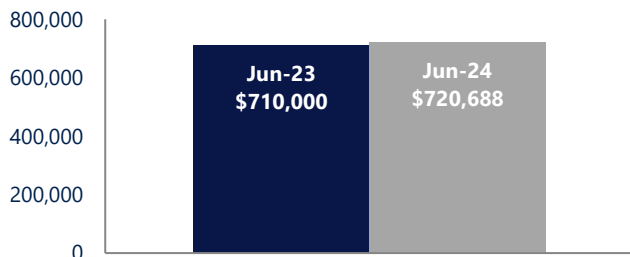
## Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 24%. The total number of active inventory this June was 55 compared to 72 in June 2023. This month's total of 55 is lower than the previous month's total supply of available inventory of 85, a decrease of 35%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Springfield Homes was \$710,000. This June, the median sale price was \$720,688, an increase of 2% or \$10,688 compared to last year. The current median sold price is 3% higher than in May.

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.

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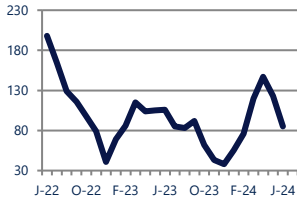
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JUNE 2024

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

### New Listings

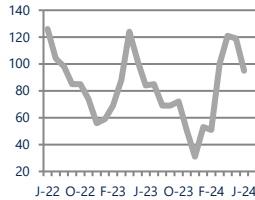
85



**Down -20%**  
Vs. Year Ago

### Current Contracts

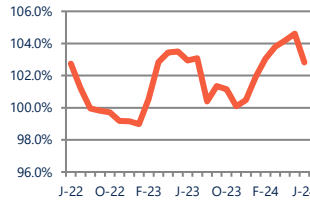
95



**Up 13%**  
Vs. Year Ago

### Sold Vs. List Price

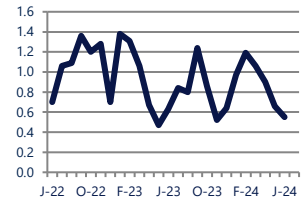
102.8%



**No Change**  
Vs. Year Ago

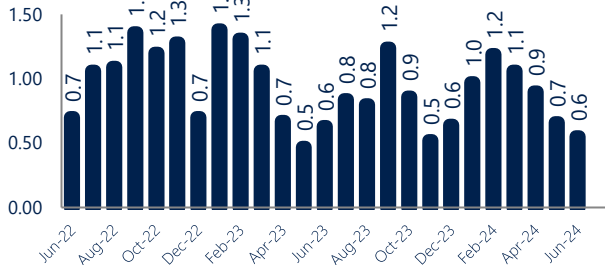
### Months of Supply

0.6



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

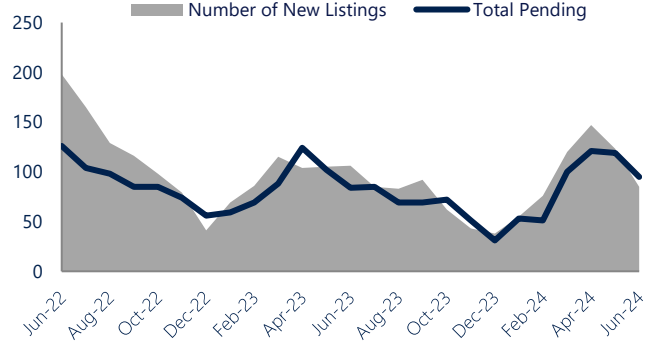
In June, there was 0.6 months of supply available in Springfield. The amount of supply is similar compared to a year ago.

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.

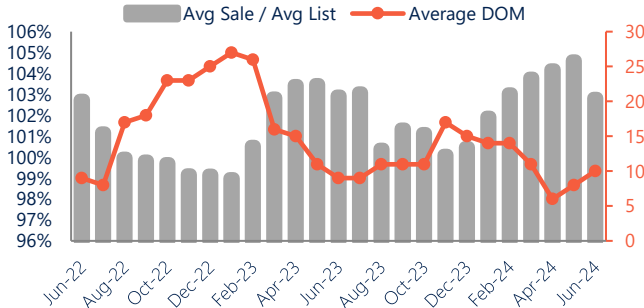
### New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Springfield compared to 106 in June 2023, a decrease of 20%. There were 95 current contracts pending sale this June compared to 84 a year ago. The number of current contracts is 13% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Springfield was 102.8% 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 10, higher than the average last year, which was 9, an increase of 11%.

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