

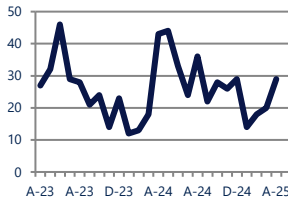
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WEST SPRINGFIELD HOUSING MARKET**

APRIL 2025

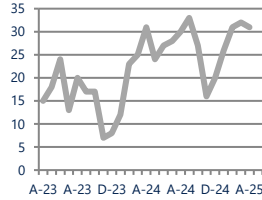
Zip Code(s): 22152

Units Sold
29



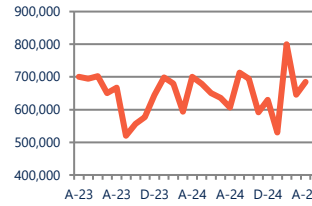
Down
Vs. Year Ago

Active Inventory
31



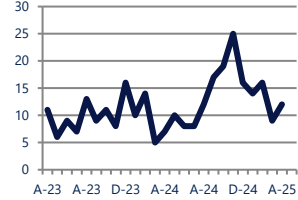
No Change
Vs. Year Ago

Median Sale Price
\$685,000



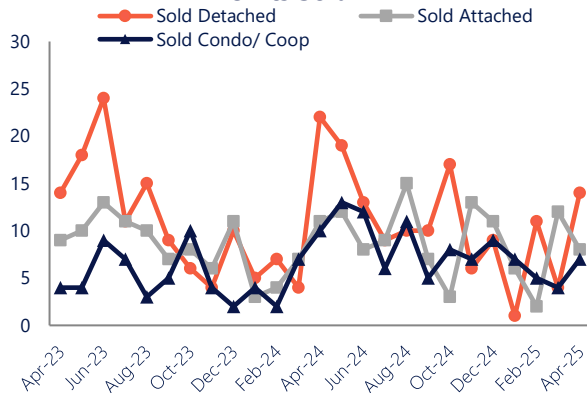
Down -2%
Vs. Year Ago

Days On Market
12



Up
Vs. Year Ago

Units Sold*



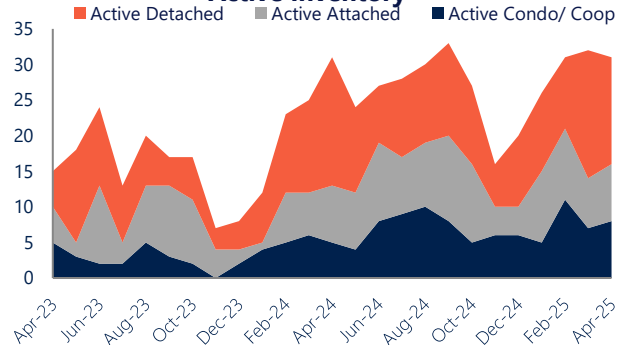
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 29 sold this month in West Springfield. This month's total units sold was lower than at this time last year, a decrease from April 2024.

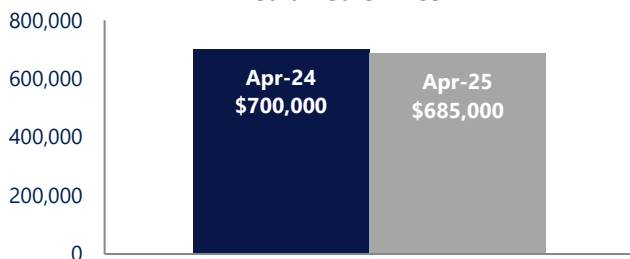
Active Inventory

The total number of homes available this month is 31 units, which is similar compared to a year ago. This month's total of 31 is lower than the previous month's total supply of available inventory of 32, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for West Springfield Homes was \$700,000. This April, the median sale price was \$685,000, a decrease of 2% or \$15,000 compared to last year. The current median sold price is 6% higher than in March.

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

West Springfield are defined as properties listed in zip code/s 22152.

*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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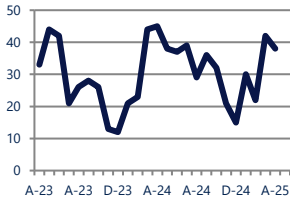
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APRIL 2025

Zip Code(s): 22152

New Listings

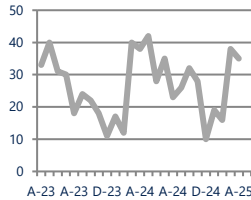
38



Down -16%
Vs. Year Ago

Current Contracts

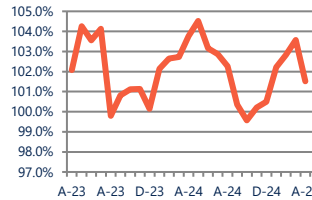
35



Down -8%
Vs. Year Ago

Sold Vs. List Price

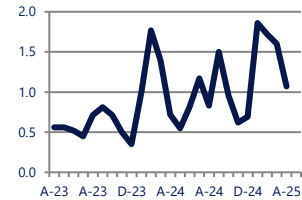
101.5%



Down -2.2%
Vs. Year Ago

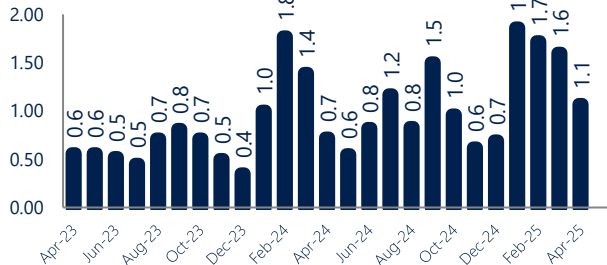
Months of Supply

1.1



Up 49%
Vs. Year Ago

Months Of Supply



Months of Supply

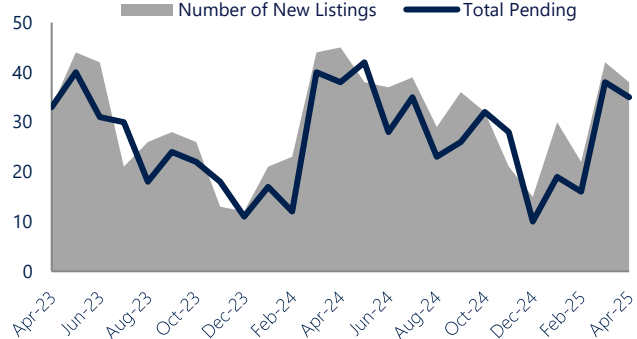
In April, there was 1.1 months of supply available in West Springfield, compared to 0.7 in April 2024. That is an increase of 48% versus a year ago.

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.

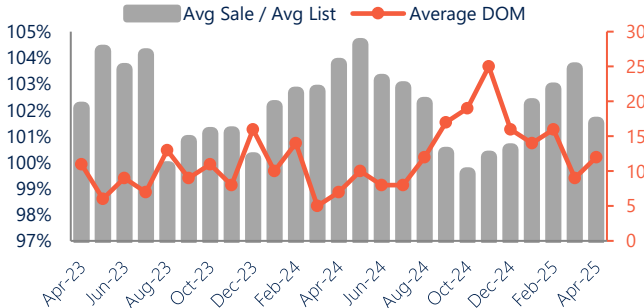
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in West Springfield compared to 45 in April 2024, a decrease of 16%. There were 35 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 8% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in West Springfield was 101.5% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 12, higher than the average last year, which was 7. This increase was impacted by the limited number of sales.

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