

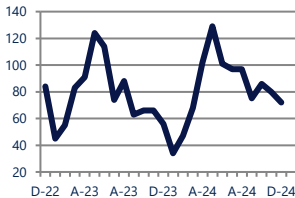
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SPRINGFIELD HOUSING MARKET** DECEMBER 2024

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

Units Sold

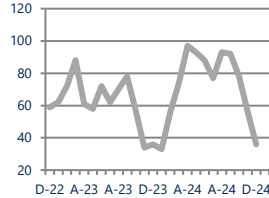
72



Up 29%
Vs. Year Ago

Active Inventory

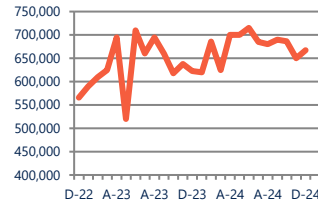
36



No Change
Vs. Year Ago

Median Sale Price

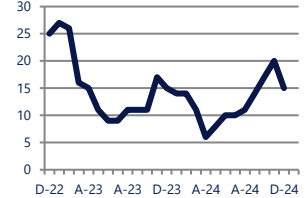
\$667,500



Up 7%
Vs. Year Ago

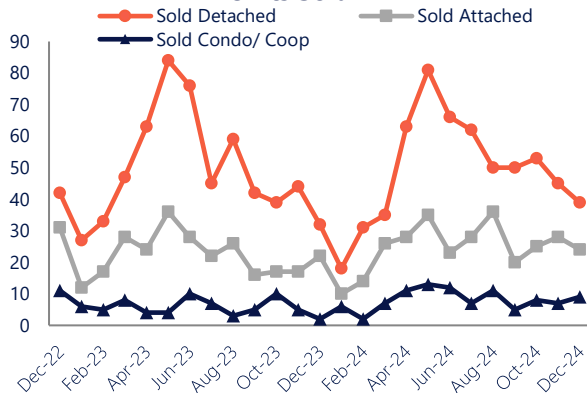
Days On Market

15



No Change
Vs. Year Ago

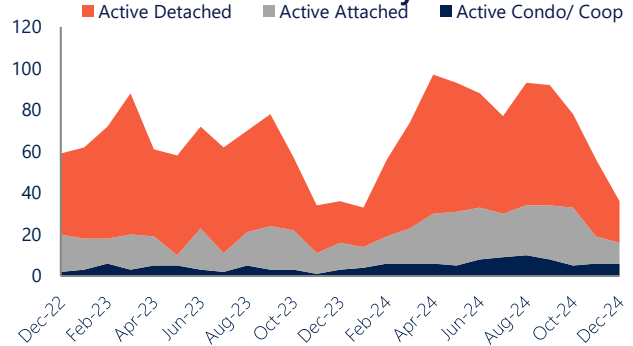
Units Sold*



Units Sold

There was a decrease in total units sold in December, with 72 sold this month in Springfield versus 80 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 29% versus December 2023.

Active Inventory*



Active Inventory

The total number of homes available this month is 36 units, which is similar compared to a year ago. This month's total of 36 is lower than the previous month's total supply of available inventory of 56, a decrease of 36%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Springfield Homes was \$622,500. This December, the median sale price was \$667,500, an increase of 7% or \$45,000 compared to last year. The current median sold price is 3% higher 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.

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.

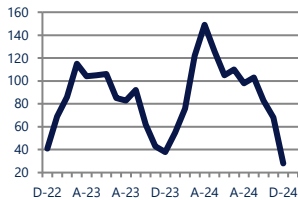
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SPRINGFIELD HOUSING MARKET** DECEMBER 2024

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

New Listings

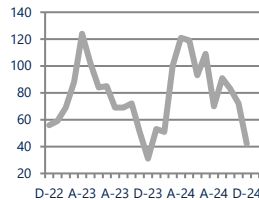
28



Down -26%
Vs. Year Ago

Current Contracts

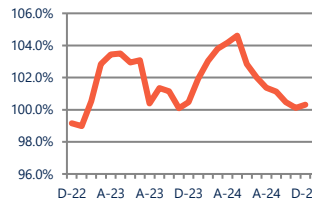
42



Up 35%
Vs. Year Ago

Sold Vs. List Price

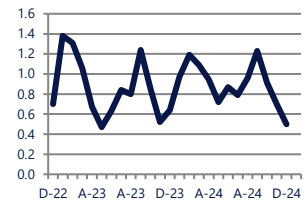
100.3%



No Change
Vs. Year Ago

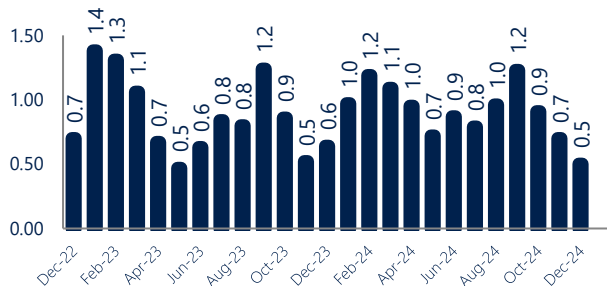
Months of Supply

0.5



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

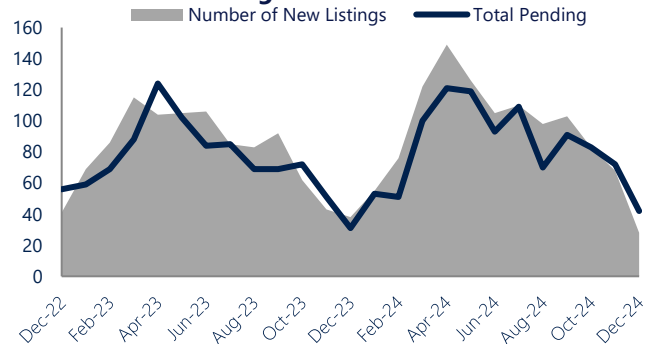
In December, there was 0.5 months of supply available in Springfield, compared to 0.6 in December 2023. That is a decrease of 22% versus a year ago.

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.

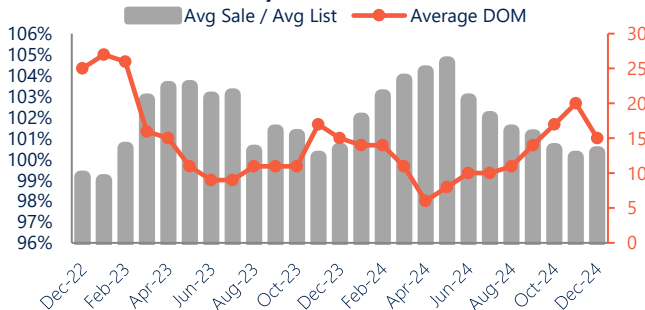
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Springfield compared to 38 in December 2023, a decrease of 26%. There were 42 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 35% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Springfield was 100.3% 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 15, which is similar compared to a year ago.

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