

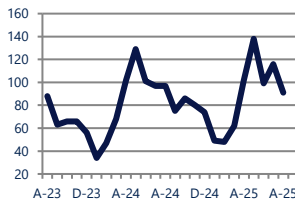
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SPRINGFIELD HOUSING MARKET**

AUGUST 2025

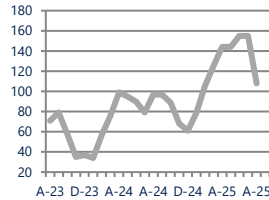
Zip Code(s): 22151, 22150, 22152 and 22153

**Units Sold**  
**91**



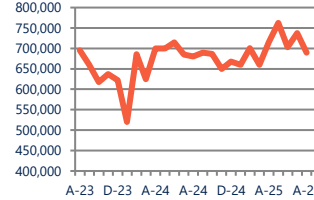
**Down -6%**  
Vs. Year Ago

**Active Inventory**  
**108**



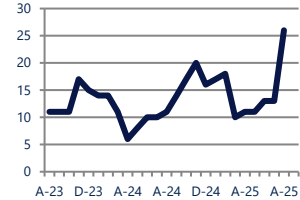
**Up 11%**  
Vs. Year Ago

**Median Sale Price**  
**\$690,000**



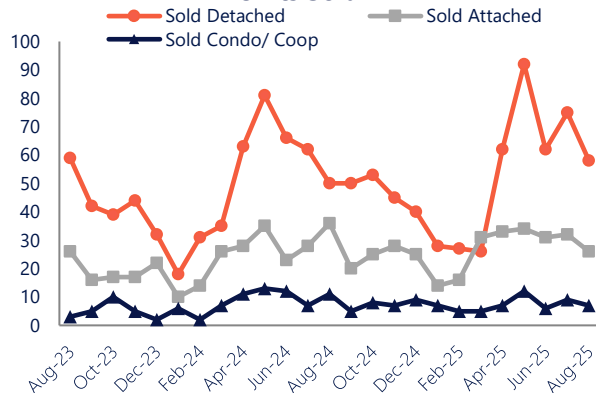
**Up 1%**  
Vs. Year Ago

**Days On Market**  
**26**



**Up 136%**  
Vs. Year Ago

## Units Sold\*



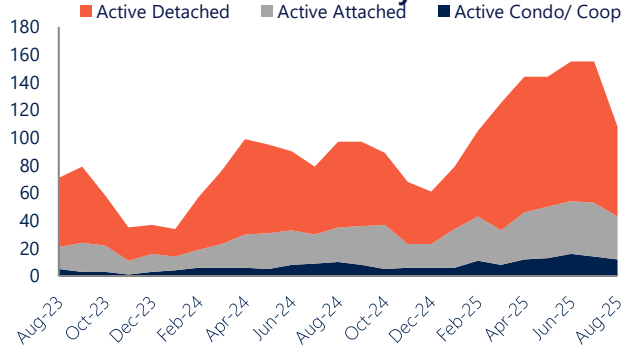
## Units Sold

There was a decrease in total units sold in August, with 91 sold this month in Springfield versus 116 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 6% versus August 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 11%. The total number of active inventory this August was 108 compared to 97 in August 2024. This month's total of 108 is lower than the previous month's total supply of available inventory of 155, a decrease of 30%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last August, the median sale price for Springfield Homes was \$680,000. This August, the median sale price was \$690,000, an increase of 1% or \$10,000 compared to last year. The current median sold price is 6% lower than in July.

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.

**LONG & FOSTER**  
REAL ESTATE



# THE LONG & FOSTER MARKET MINUTE™

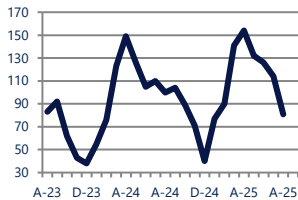
FOCUS ON: **SPRINGFIELD HOUSING MARKET**

AUGUST 2025

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

## New Listings

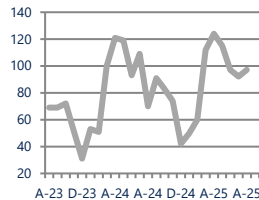
81



**Down -19%**  
Vs. Year Ago

## Current Contracts

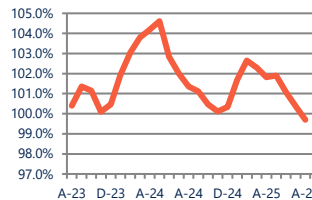
97



**Up 39%**  
Vs. Year Ago

## Sold Vs. List Price

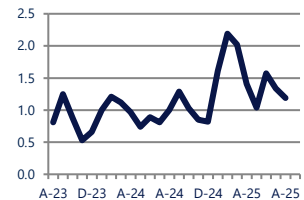
99.7%



**Down -1.6%**  
Vs. Year Ago

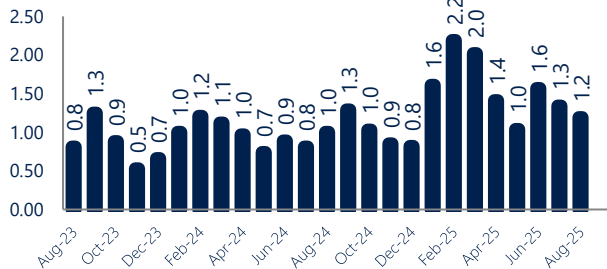
## Months of Supply

1.2



**Up 19%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

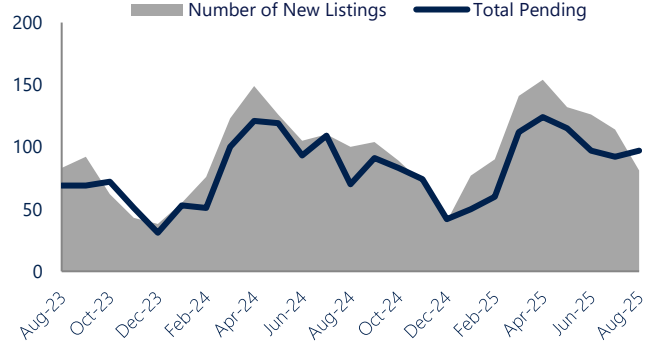
In August, there was 1.2 months of supply available in Springfield, compared to 1.0 in August 2024. That is an increase of 19% versus a year ago.

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.

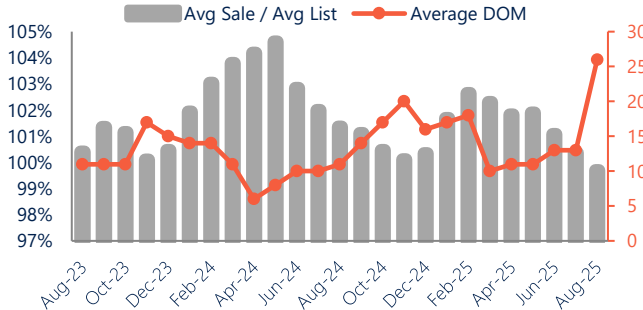
## New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Springfield compared to 100 in August 2024, a decrease of 19%. There were 97 current contracts pending sale this August compared to 70 a year ago. The number of current contracts is 39% higher than last August.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In August, the average sale price in Springfield was 99.7% of the average list price, which is 1.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 11, an increase of 136%.

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