

A photograph of a red brick building with a yellow door. The door has a small arched window with a grid pattern. Above the door is a small arched brick structure. To the right of the door is a small brass mailbox. A white bicycle with a black seat and handlebars is parked against the brick wall. The scene is set on a sidewalk.

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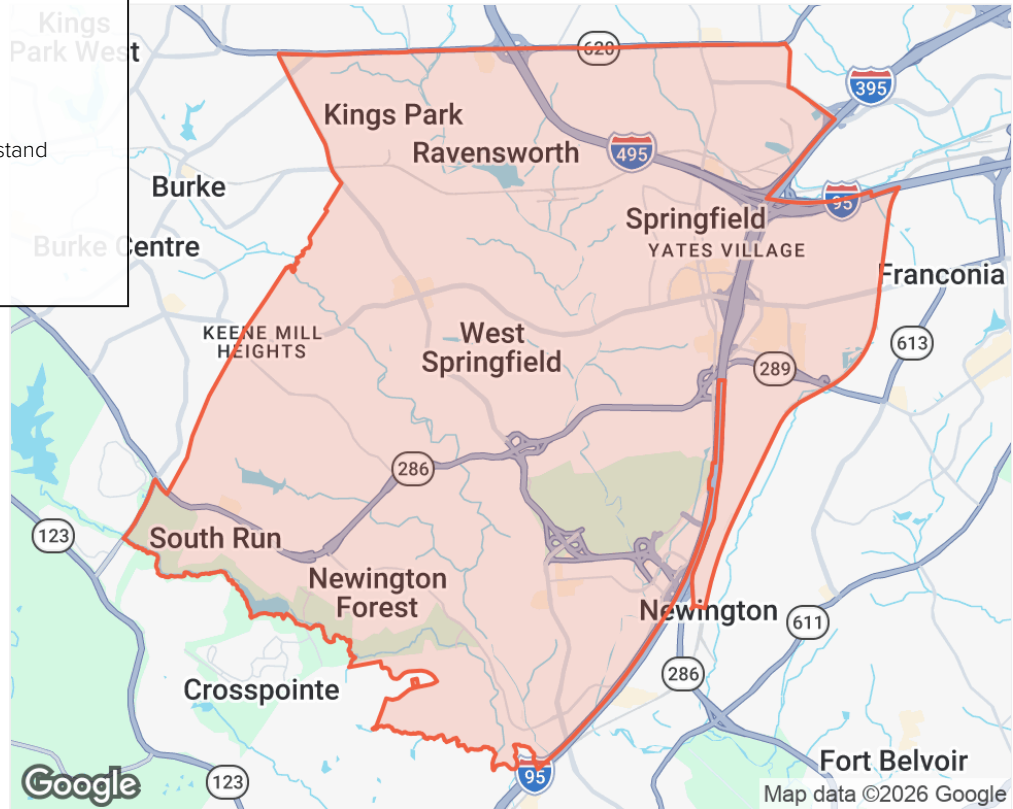
Community Market Report

Springfield, Virginia

August 2026

About Springfield

Welcome to your personalized market report for Springfield in Virginia. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Scan to view the full
digital market report
for Springfield.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Springfield, Virginia. The data in the Sold Listings table is based on homes sold within the month of July 2026.

	Current Period Jul 2026	Last Month Jun 2026	Change From Last Month	Last Year Jul 2025	Change From Last Year
Homes Sold	98	148	▼ 34%	119	▼ 18%
Median Sale Price	\$747,000	\$747,500	0%	\$735,000	▲ 2%
Median List Price	\$747,000	\$749,500	0%	\$729,000	▲ 2%
Sale to List Price Ratio	100%	102%	▼ 2%	100%	0%
Sales Volume	\$75,417,602	\$114,619,449	▼ 34%	\$89,834,423	▼ 16%
Median Days on Market	8 days	6 days	▲ 2 days	9 days	▼ 1 day
Homes Sold Year to Date	628	530	▲ 18%	625	0%

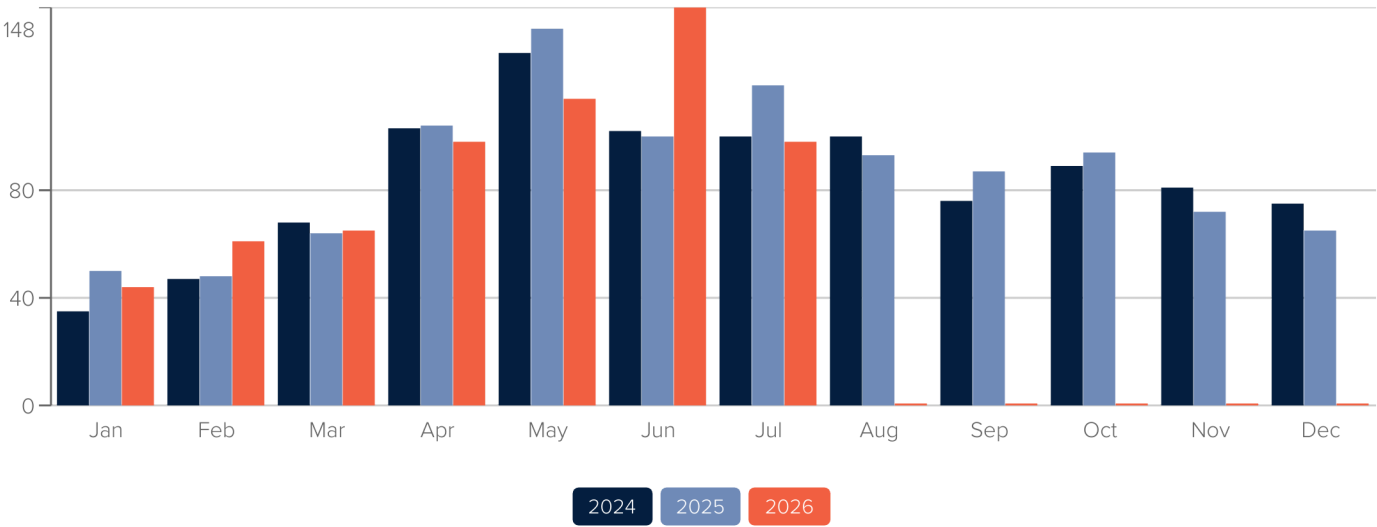
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 12, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

120 Homes for Sale	\$700,000 Median List Price	37 Median Days on Market
92 Homes Under Contract	\$2,399,000 High Price	\$225,000 Low Price

Values pulled on 8/12/2026

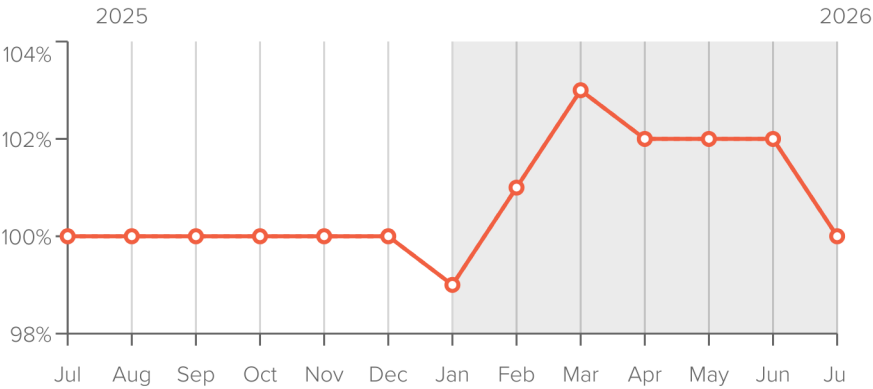
Homes Sold



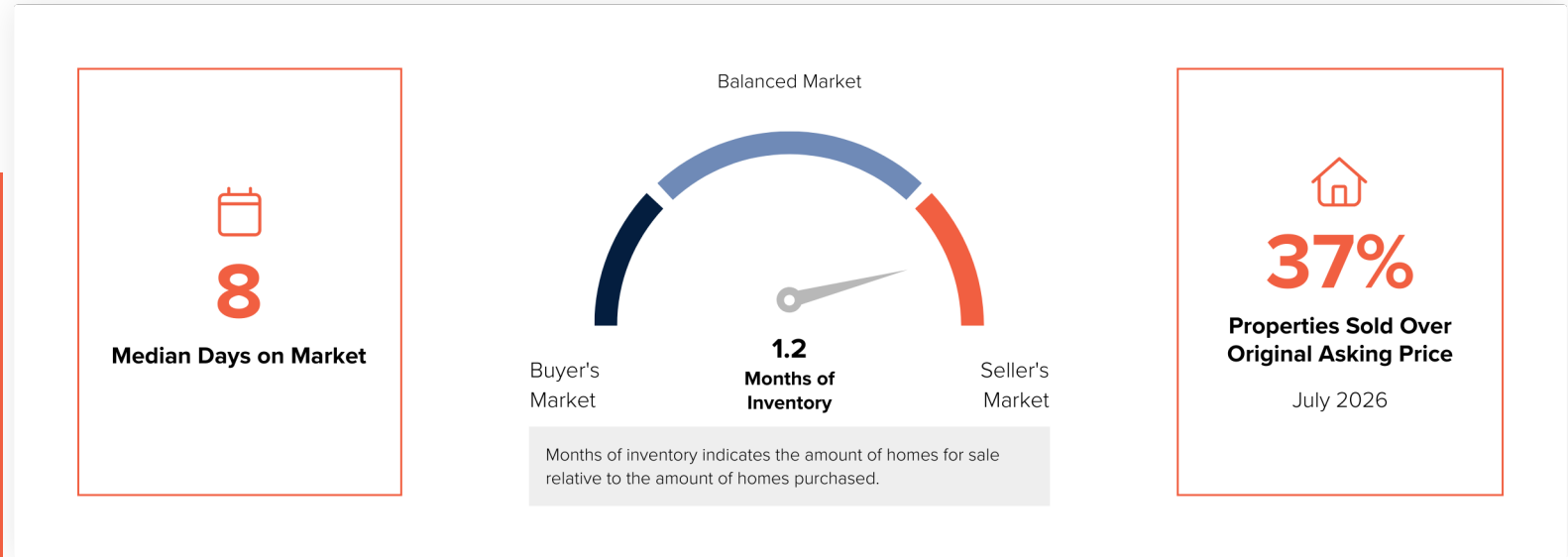
Sale to List Price Ratio



100%
Average Sale to List
Price Ratio
July 2026



Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	- More homes to choose from - Could spend less than asking price - Price restrictions - Rarely competing offers	- Fewer homes to choose from - Need to be able to close quickly - Could spend more than asking price - Competition from other buyers
How it Impacts Sellers	- Takes more time to sell - Fewer offers received - Could get lower than asking price - May have to make repairs and/or concessions	- Home sells quickly - Multiple offers likely - Could get more than asking price - Buyers willing to overlook repairs

Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory		Sales		Market Climate
	As of 8/12/26	Current Period Jul 2026	3 Month Trend	Current Period Jul 2026	6 Month Avg	
All Price Ranges	120	1.2	0.3	98	97	Seller's
< \$500,000	22	2.4	0.9	9	7	● Seller's
\$500,000 - \$550,000	6	6.0	0.8	1	3	● Buyer's
\$550,000 - \$600,000	12	2.4	0.5	5	7	● Seller's
\$600,000 - \$650,000	7	0.6	0.2	11	8	● Seller's
\$650,000 - \$700,000	12	0.9	0.3	14	12	● Seller's
\$700,000 - \$750,000	10	1.0	0.2	10	10	● Seller's
\$750,000 - \$800,000	8	0.7	0.2	12	11	● Seller's
\$800,000 - \$850,000	11	1.2	0.3	9	9	● Seller's
\$850,000 - \$900,000	13	1.9	0.5	7	8	● Seller's
\$900,000 - \$950,000	4	2.0	0.2	2	7	● Seller's
> \$950,000	15	0.8	0.3	18	13	● Seller's

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

More than 6 months of inventory



Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Springfield, Virginia. The values are based on closed transactions in July 2026.

