

A photograph of a red brick building with a yellow door and a white bicycle parked against the wall. The door has a small arched window with a grid pattern. There are two black lantern-style light fixtures on either side of the door and a small brass mailbox mounted on the wall to the right. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The building is made of red brick, and the door is yellow with a small arched window. The bicycle is white with black tires and a black seat.

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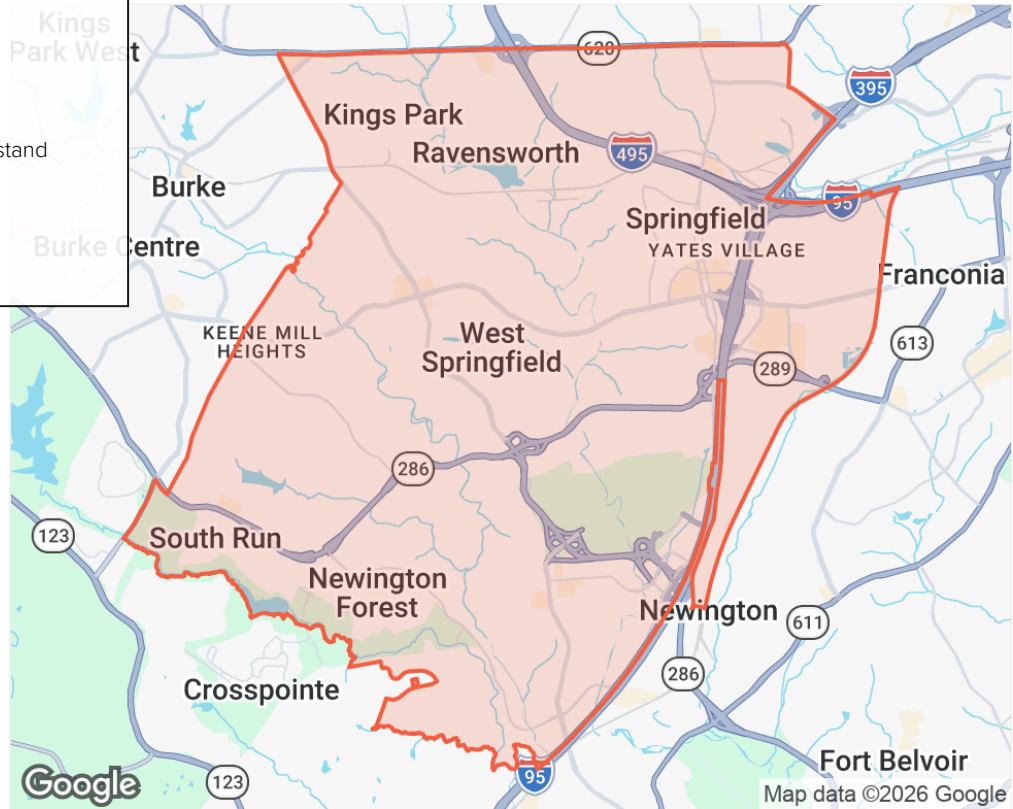
Community Market Report

Springfield, Virginia

September 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 August 2026.

	Current Period Aug 2026	Last Month Jul 2026	Change From Last Month	Last Year Aug 2025	Change From Last Year
Homes Sold	84	99	▼ 15%	93	▼ 10%
Median Sale Price	\$742,500	\$749,000	▼ 1%	\$690,000	▲ 8%
Median List Price	\$737,450	\$749,000	▼ 2%	\$690,000	▲ 7%
Sale to List Price Ratio	101%	100%	▲ 1%	100%	▲ 1%
Sales Volume	\$62,773,963	\$76,207,602	▼ 18%	\$66,907,233	▼ 6%
Median Days on Market	11 days	8 days	▲ 3 days	12 days	▼ 1 day
Homes Sold Year to Date	713	629	▲ 13%	718	▼ 1%

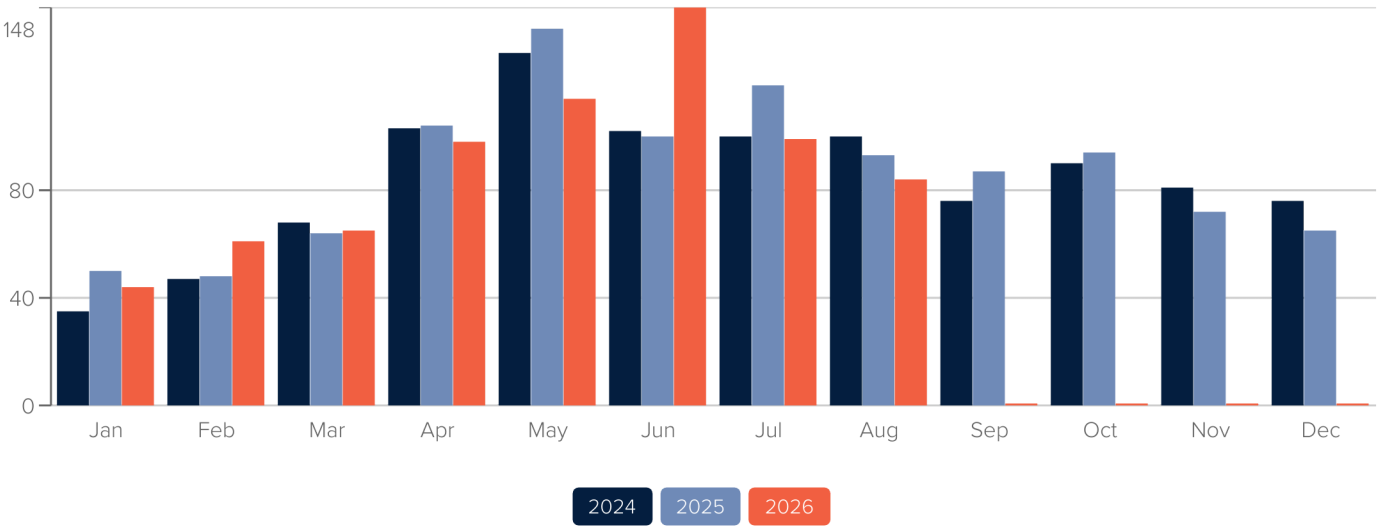
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of September 10, 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.

139 Homes for Sale	\$672,000 Median List Price	36 Median Days on Market
77 Homes Under Contract	\$2,399,000 High Price	\$225,000 Low Price

Values pulled on 9/10/2026

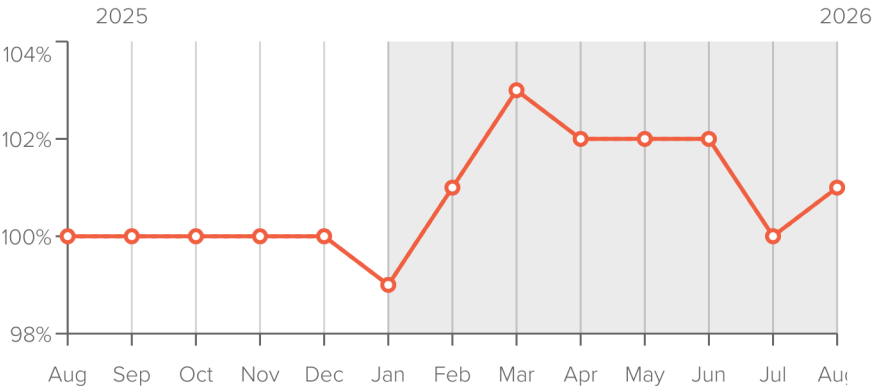
Homes Sold



Sale to List Price Ratio



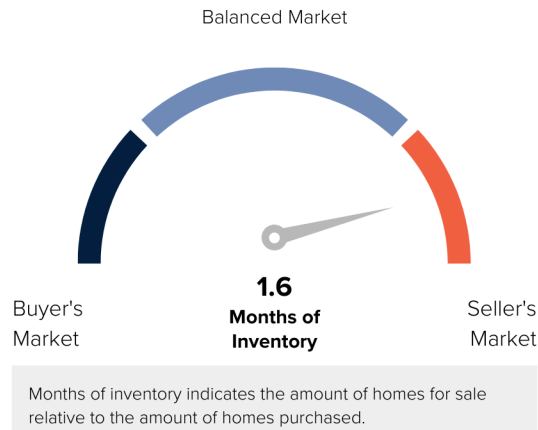
101%
Average Sale to List
Price Ratio
August 2026



Market Conditions

11

Median Days on Market



33%

**Properties Sold Over
Original Asking Price**

August 2026

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.

How it
Impacts
Buyers

Buyer's Market
More people selling homes than buying

More homes to choose from

Could spend less than asking price

Price restrictions

Rarely competing offers

Seller's Market
More people buying homes than selling

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

Buyer's Market
More people selling homes than buying

Takes more time to sell

Fewer offers received

Could get lower than asking price

May have to make repairs and/or concessions

Seller's Market
More people buying homes than selling

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 9/10/26	Current Period Aug 2026	3 Month Trend	Current Period Aug 2026	6 Month Avg	
All Price Ranges	139	1.6	0.4	89	102	Seller's
< \$500,000	34	4.3	1.3	8	7	● Balanced
\$500,000 - \$550,000	7	1.2	0.6	6	3	● Seller's
\$550,000 - \$600,000	12	1.7	0.5	7	7	● Seller's
\$600,000 - \$650,000	14	2.0	0.5	7	8	● Seller's
\$650,000 - \$700,000	10	0.8	0.2	12	13	● Seller's
\$700,000 - \$750,000	9	1.3	0.3	7	10	● Seller's
\$750,000 - \$800,000	13	1.0	0.3	13	12	● Seller's
\$800,000 - \$850,000	12	3.0	0.5	4	9	● Seller's
\$850,000 - \$900,000	13	1.3	0.4	10	8	● Seller's
\$900,000 - \$950,000	3	0.6	0.2	5	7	● Seller's
> \$950,000	12	1.2	0.2	10	14	● 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 August 2026.

