

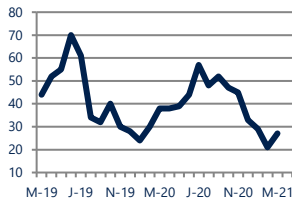


**Focus On: South Springfield Housing Market**

March 2021

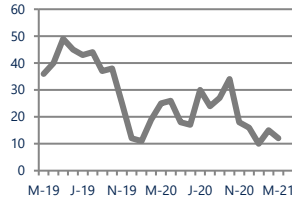
Zip Code(s): 22153

**Units Sold**  
27



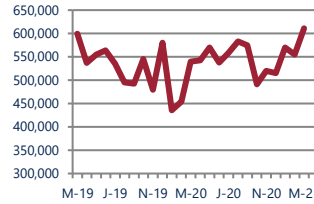
**Down -29%**  
Vs. Year Ago

**Active Inventory**  
12



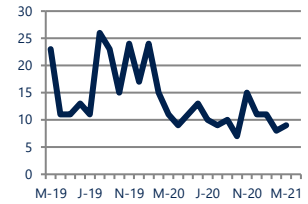
**Down -52%**  
Vs. Year Ago

**Median Sale Price**  
\$611,000



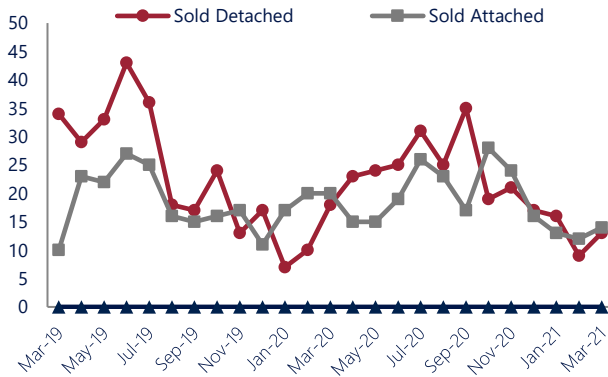
**Up 13%**  
Vs. Year Ago

**Days On Market**  
9



**Down -18%**  
Vs. Year Ago

**Units Sold\***



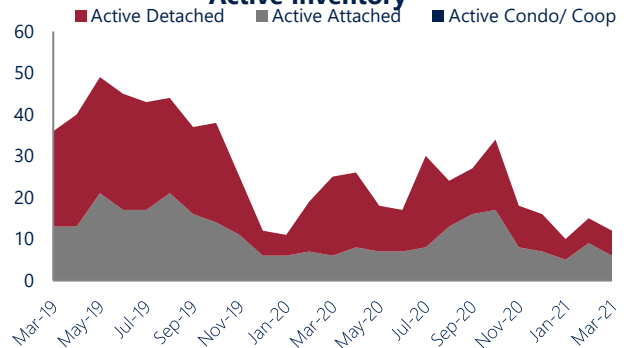
**Units Sold**

There was an increase in total units sold in March, with 27 sold this month in South Springfield versus 21 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 29% versus March 2020.

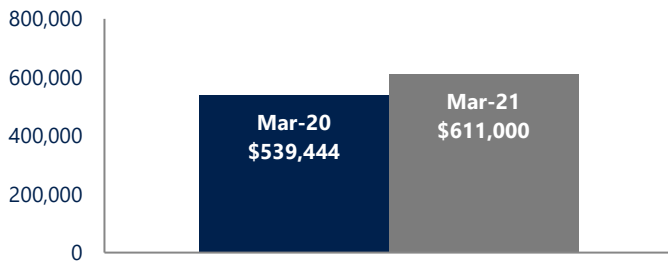
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 13 units or 52%. The total number of active inventory this March was 12 compared to 25 in March 2020. This month's total of 12 is lower than the previous month's total supply of available inventory of 15, a decrease of 20%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for South Springfield Homes was \$539,444. This March, the median sale price was \$611,000, an increase of 13% or \$71,556 compared to last year. The current median sold price is 10% higher than in February.

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

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





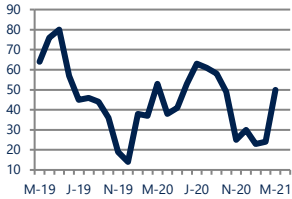
## Focus On: South Springfield Housing Market

March 2021

Zip Code(s): 22153

### New Listings

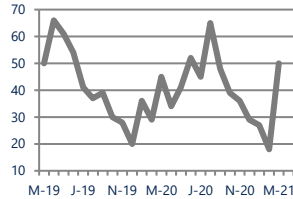
50



Down -6%  
Vs. Year Ago

### Current Contracts

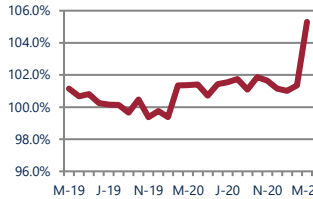
50



Up 11%  
Vs. Year Ago

### Sold Vs. List Price

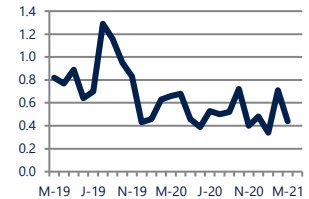
105.3%



Up 3.9%  
Vs. Year Ago

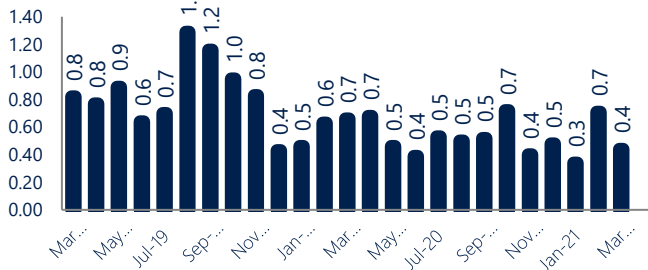
### Months of Supply

0.4



Down -33%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In March, there was 0.4 months of supply available in South Springfield, compared to 0.7 in March 2020. That is a decrease of 32% versus a year ago.

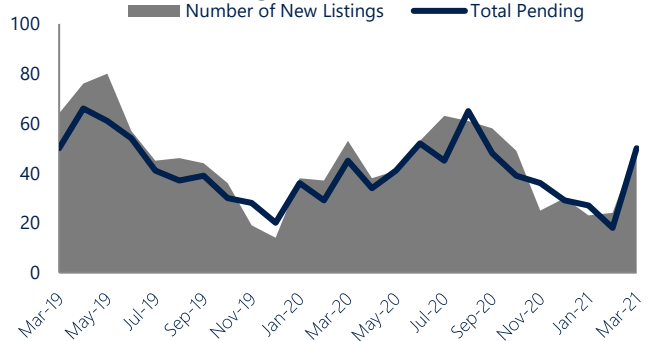
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

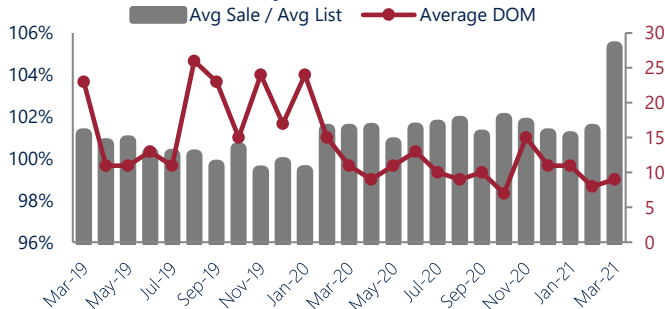
This month there were 50 homes newly listed for sale in South Springfield compared to 53 in March 2020, a decrease of 6%.

There were 50 current contracts pending sale this March compared to 45 a year ago. The number of current contracts is 11% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in South Springfield was 105.3% of the average list price, which is 3.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 11, a decrease of 18%.

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