



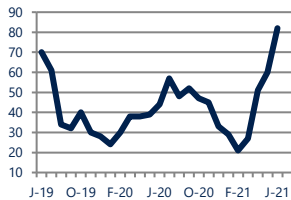
Focus On: South Springfield Housing Market

June 2021

Zip Code(s): 22153

Units Sold

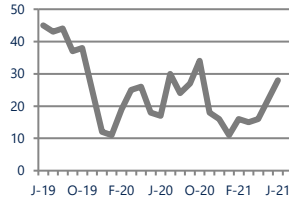
82



Up
Vs. Year Ago

Active Inventory

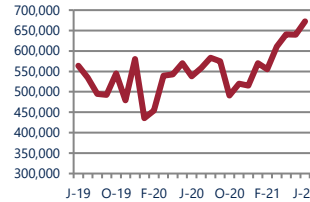
28



Up 65%
Vs. Year Ago

Median Sale Price

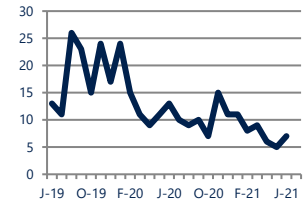
\$672,500



Up 25%
Vs. Year Ago

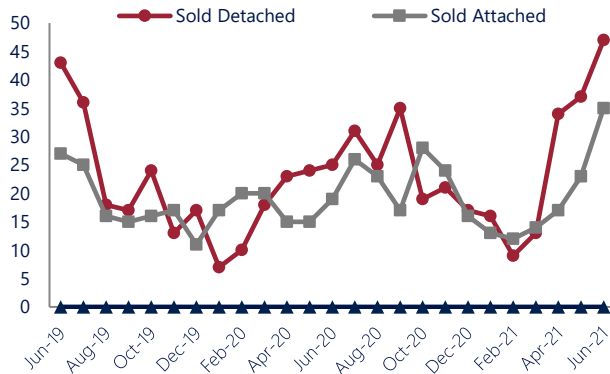
Days On Market

7



Down -46%
Vs. Year Ago

Units Sold*



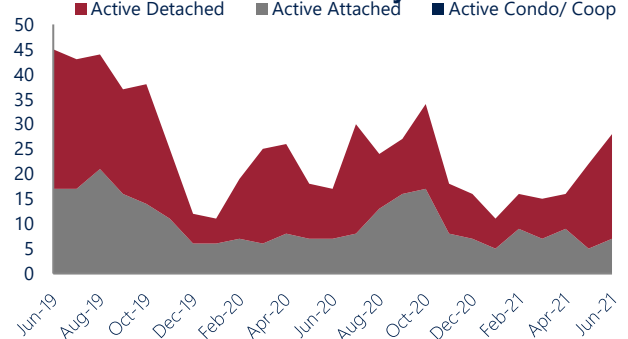
Units Sold

There was an increase in total units sold in June, with 82 sold this month in South Springfield. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 65%. The total number of active inventory this June was 28 compared to 17 in June 2020. This month's total of 28 is higher than the previous month's total supply of available inventory of 22, an increase of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for South Springfield Homes was \$538,000. This June, the median sale price was \$672,500, an increase of \$134,500 compared to last year. The current median sold price is higher than in May.

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.





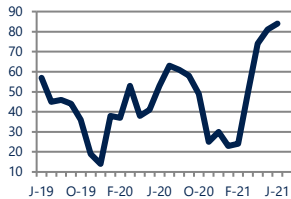
Focus On: South Springfield Housing Market

June 2021

Zip Code(s): 22153

New Listings

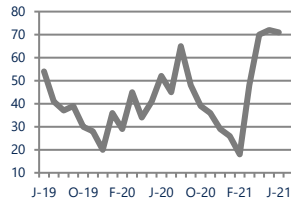
84



Up 58%
Vs. Year Ago

Current Contracts

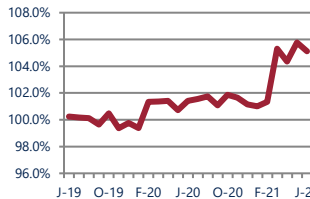
71



Up 37%
Vs. Year Ago

Sold Vs. List Price

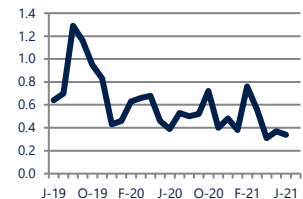
105.1%



Up 3.6%
Vs. Year Ago

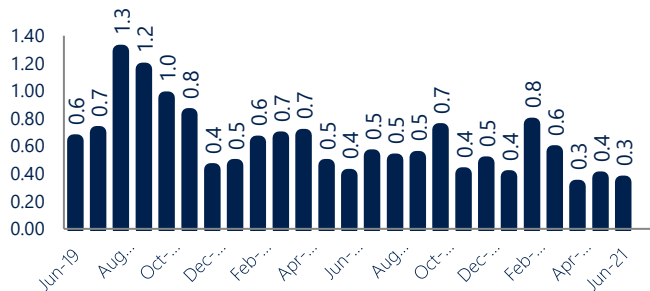
Months of Supply

0.3



No Change
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

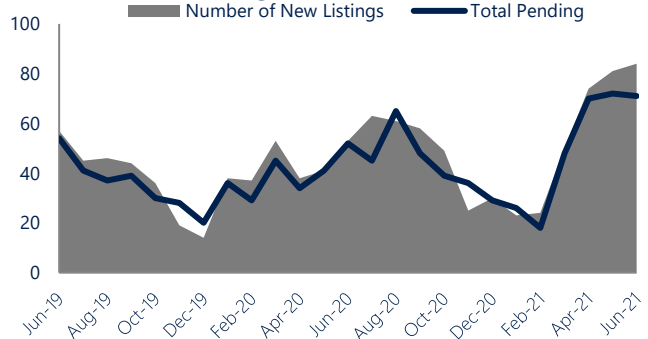
This month there were 84 homes newly listed for sale in South Springfield compared to 53 in June 2020, an increase of 58%. There were 71 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 37% higher than last June.

Months of Supply

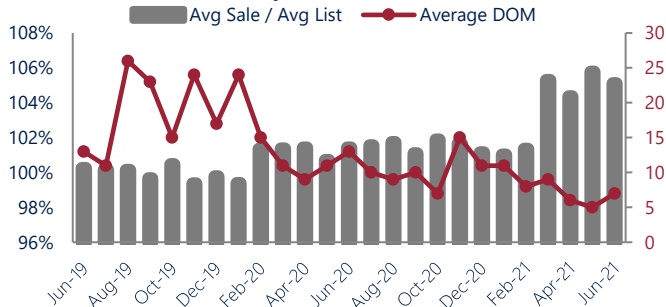
In June, there was 0.3 months of supply available in South Springfield. The amount of supply is similar compared to a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in South Springfield was 105.1% of the average list price, which is 3.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 13, a decrease of 46%.

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