

SPRINGFIELD, MISSOURI · 2026 EDITION

The Springfield Insider Guide

Neighborhoods, the real numbers, school districts, the tax math, and the step-by-step timeline for selling or buying a home in the 417.

Neighborhood map

SOMO MLS data, Oct 2026

Schools

Property taxes

Seller timeline

Buyer playbook

Moving to the 417



JP Fluellen

Managing broker, Real Broker, LLC · Investor-agent · Host, Success Agent Podcast

A note from JP

I've bought, sold, renovated, and listed houses in Springfield for years, on both sides of the table. This guide is the briefing I wish every homeowner and newcomer had before they made a move.

Most "city guides" are a national template with the city name swapped in. This one isn't. Every neighborhood write-up comes from driving these streets, the market numbers come straight out of the Southern Missouri MLS, and every figure carries a source and an as-of date so you can check it yourself. When something is my opinion, I say so.

Here's how to use it. If you **own a home** and are curious what it's worth, read the market section (pages 4 to 5), the tax section (page 9), and the value chapter (page 10). If you're **thinking about selling**, the timeline on page 11 is the exact sequence I walk my clients through. If you're **moving to Springfield**, start with the neighborhoods (pages 6 to 7), schools (page 8), and the essentials list (page 13).

What I believe about this market

Springfield rewards patience and punishes guesswork. Prices here don't swing the way they do on the coasts, which means the difference between a good outcome and a great one is almost always preparation: the right prep, the right price on day one, and the right expectations about timing.

I run my business empathy first. No pressure, no scripts. You'll get straight answers, and you'll decide what to do with them.

The value snapshot

If you requested this guide with your property address, I'm pulling a value snapshot for you: recent comparable sales near you, read by a human who knows the block, not a national algorithm. It's an informal opinion of price, not an appraisal, and it's free.

— JP

Missouri's third-largest city, and the heart of the Ozarks.

Springfield is the county seat of Greene County and the center of a five-county metro that just crossed half a million people. It's a healthcare and university town with a logistics backbone, the birthplace of Route 66, and the home of Bass Pro Shops.

~170K

City population

2026 estimates cluster around 170,000¹

500K+

Metro population

Springfield MSA (Greene, Christian, Webster, Polk, Dallas) passed 500,000 in 2026²

85.1

Cost of living index

U.S. = 100. Housing 72.5, transportation 89.2, groceries 93.4 (MERIC, Q1 2023)³

Who signs the paychecks

EMPLOYER	SECTOR	APPROX. EMPLOYEES ⁴
CoxHealth	Healthcare (largest local employer since 2019)	13,300
Mercy Springfield Communities	Healthcare	9,200
State of Missouri	Government	6,300
Walmart & Sam's Club	Retail	6,000
Bass Pro Shops / White River Marine	Retail, manufacturing (HQ in Springfield)	3,500
Missouri State University	Higher education	2,100

Two large hospital systems anchor demand for housing from physicians, nurses, and support staff across every price band. Add Missouri State, Drury, Evangel, and Ozarks Technical Community College, plus O'Reilly Automotive's headquarters, and you get a renter and buyer base that stays steady through national cycles.

Why that matters if you own a home here

Stable employers mean stable demand. Springfield rarely sees the boom-and-bust price swings of coastal or Sun Belt metros, which is exactly why well-prepared, well-priced homes here still sell in weeks, not months.

¹ statedemographics.com and worldpopulationreview.com, 2026 estimates. ² U.S. Census Bureau estimates reported by KY3 (March 27, 2026) and the Springfield Area Chamber of Commerce 2026 Q2 demographic profile. ³ Missouri Economic Research and Information Center cost-of-living index, Q1 2023, via Springfield Business Journal. ⁴ Springfield Area Chamber of Commerce major-employers list (regional headcounts, approximate).

Steady prices, two-week sales, and a seller's margin that's thinning.

These figures come directly from the Southern Missouri MLS (SOMO) through Flexmls, pulled October 17, 2026, for single-family homes inside the city of Springfield. Not a blog estimate, not a national model.

\$248,000

Median sale price, last 12 months

3,441 closed single-family sales, Oct 2025 to Oct 2026.
September 2026 alone: \$252,625, up 1.1% from October 2025's \$250,000¹

17 days

Median days on market

Half of Springfield homes went under contract in 17 days or fewer; the average is 35 days because stale listings drag it up¹

99.3%

Median sale-to-list ratio

47% of sales closed at or above the last asking price. Against the original asking price the MLS average is 96.8%¹

2.5 mo

Months of supply, Sept 2026

719 active listings versus roughly 285 sales a month. Under 4 months is still a seller's market; it was 3.2 in October 2025¹

Month by month, city of Springfield

MONTH	CLOSED	MEDIAN SOLD	MEDIAN \$/SQ FT	MEDIAN DOM	ACTIVE LISTINGS	SALE/LIST
Sep 2026	279	\$252,625	\$162	17	719	98.5%
Aug 2026	269	\$249,900	\$158	17	731	97.7%
Jul 2026	340	\$266,500	\$159	11	799	98.7%
Jun 2026	354	\$259,950	\$161	12	855	98.4%
May 2026	334	\$245,000	\$159	9	909	99.0%
Apr 2026	321	\$245,750	\$157	15	706	98.2%
Mar 2026	295	\$228,000	\$149	25	687	98.0%
Feb 2026	242	\$240,000	\$153	32	672	97.9%
Jan 2026	186	\$245,000	\$149	30	747	97.2%
Dec 2025	290	\$249,500	\$150	25	808	98.2%
Nov 2025	238	\$243,450	\$154	20	840	97.5%
Oct 2025	166	\$245,000	\$148	22	847	97.6%

How I read it

- **Prices are flat to slightly up.** The typical sale is a 1,576 sq ft home built in 1978 at about \$155 per square foot.
- **Spring is fast, winter is forgiving.** Median days on market fell to 9 in May and climbed past 30 in January and February. Price for the season you're in.
- **Buyers negotiate a little harder.** 99.3% of last ask sounds strong, but 96.8% of the original ask says overpriced homes cut before they sell.

¹ Southern Missouri MLS (SOMO) via Flexmls, queried Oct 17, 2026: 3,441 closed single-family sales, City = Springfield, closed on or after 2025-10-17, plus the MLS MarketStatistics monthly series. The MLS updates daily; information deemed reliable but not guaranteed.

Same metro, very different price tags.

Closed single-family sales from the SOMO MLS. Springfield ZIP codes cover the last 12 months; the ring towns cover the last 6 months. Pulled October 17, 2026.

Springfield by ZIP code (12 months)

ZIP	WHERE	CLOSED	MEDIAN SOLD	\$/SQ FT	MEDIAN DOM	TYPICAL HOME
65802	Central and north-central	821	\$219,950	\$160	18	1,384 sq ft · 1986
65803	North Springfield, Doling	633	\$182,000	\$142	21	1,288 sq ft · 1966
65804	Southeast (Brentwood, Galloway)	600	\$278,500	\$156	14	1,813 sq ft · 1970
65806	Downtown, Rountree, Phelps Grove	98	\$145,000	\$129	22	1,148 sq ft · 1919
65807	Southwest Springfield	656	\$242,000	\$158	15	1,529 sq ft · 1978
65809	Far east (Hickory Hills)	211	\$429,900	\$158	17	3,120 sq ft · 1993
65810	Far south (James River)	421	\$387,000	\$168	18	2,401 sq ft · 2000

The ring towns (6 months)

TOWN	CLOSED	MEDIAN SOLD	\$/SQ FT	MEDIAN DOM	ACTIVE NOW	TYPICAL HOME
Springfield	1,829	\$250,000	\$159	13	752	1,599 sq ft · 1979
Nixa	371	\$335,000	\$175	16	160	1,854 sq ft · 2005
Ozark	315	\$349,000	\$176	19	150	1,974 sq ft · 2006
Republic	228	\$275,000	\$180	19	128	1,621 sq ft · 2013
Rogersville	117	\$315,000	\$180	17	88	1,749 sq ft · 2011
Willard	93	\$296,361	\$167	17	40	1,650 sq ft · 2003
Battlefield	77	\$338,900	\$180	19	35	1,786 sq ft · 2008
Strafford	63	\$328,750	\$176	18	36	1,760 sq ft · 2004

What jumps out. The suburbs cost \$85,000 to \$100,000 more at the median than Springfield, but on a per-square-foot basis the gap is only \$15 to \$20: you're mostly paying for newer, bigger houses, not for the town name. Inside the city, 65804 and 65807 are the liquid middle of the market, selling in about two weeks. 65806's low median reflects small historic homes and condos downtown, not low demand: Rountree and Phelps Grove sales there routinely run well above it.

Source: Southern Missouri MLS (SOMO) via Flexmls, queried October 17, 2026. Residential (single-family) closed sales by PostalCode and City fields as entered in the MLS; ZIPs with fewer than 40 sales omitted. "Typical home" = median living area and median year built. Information deemed reliable but not guaranteed.

Where Springfield lives.

Character sketches, not rankings. The right neighborhood is the one that fits your commute, your budget, and how you like to spend a Saturday.

Rountree

HISTORIC • WALKABLE

Tree-canopied streets of craftsman bungalows and Tudors just east of Missouri State, minutes from downtown. The most consistently loved neighborhood in town, with a tight community, a walkable commercial pocket on Cherry Street, and strong resale. Expect competition for anything renovated.

Phelps Grove & University Heights

PARKS • CULTURE

Wraps Phelps Grove Park and the Springfield Art Museum, the oldest art museum in Missouri. A mix of 1920s to 1950s homes, mature trees, and quick access to MSU, National Avenue, and downtown. Quiet streets with real architectural variety.

Downtown & Commercial Street

LOFTS • NIGHTLIFE

Lofts and condos above restaurants, Hammons Field (home of the Springfield Cardinals), Hotel Vandivort, and the historic C-Street district on the north side. For people who want to walk to dinner and don't need a yard.

Galloway Village

TRAIL • DINING

Southeast Springfield along the Galloway Creek Greenway, with a lively strip of restaurants, breweries, and shops at Lone Pine and a mix of historic homes, new townhomes, and apartments. One of the fastest-changing pockets in the city.

Brentwood

ESTABLISHED • CENTRAL

Mid-century ranches and two-stories south of Sunshine, near the Brentwood shopping corridor and the library center. Convenient to everything, with lots that newer subdivisions can't match. Steady demand from move-up families.

Southern Hills

LARGER LOTS • GOLF

Southeast of town near Hickory Hills Country Club, with larger homes and lots from the 1960s onward. More driving, more space, and a quieter pace. Buyers trading square footage for proximity land here.

Southwest Springfield (65807 / 65810)

VALUE • GROWTH

Newer subdivisions, the James River Freeway, and quick runs to Republic and Battlefield. The bread and butter of Springfield housing: three-bed ranches and two-stories that trade briskly in the median price band.

North Springfield & Doling

AFFORDABILITY • UPSIDE

Older housing stock, Doling Park and its cave, and the most accessible price points in the city. Where investors and first-time buyers look first, and where the Grant Avenue Parkway corridor is drawing new private investment.

Neighborhood descriptions are JP Fluellen's professional characterizations and are not intended to describe the people who live in any area. Fair housing applies: choose a neighborhood on homes, commute, and amenities, and verify schools, flood zones, and crime data for a specific address with the school district, FEMA, and the Springfield Police Department's open data.

The suburbs that pull buyers south and west.

Most Springfield buyers compare at least one of these. Here's the honest trade-off for each.

Nixa

CHRISTIAN CO. • SCHOOLS

Fifteen minutes south on U.S. 160. The region's school reputation leader (see page 7), newer subdivisions, and a growing restaurant scene. The trade-off is price and the 160 commute at rush hour.

Ozark

CHRISTIAN CO. • FINLEY RIVER

South on U.S. 65 along the Finley River, with a historic square, Ozark Mill and Finley Farms, and strong schools. Slightly more small-town feel than Nixa, with similar demand from families.

Republic

WEST • FAST-GROWING

West along U.S. 60. One of the fastest-growing cities in the region, with an Amazon fulfillment center, new retail, and a school district Niche ranks among Missouri's top 25. Newer construction dominates.

Willard

NORTHWEST • SPACE

Northwest of town, with acreage options, a close-knit district, and lower price points per square foot. Popular with buyers who want land within a 20-minute drive of the city.

Rogersville

EAST • RURAL FEEL

East on U.S. 60 toward Webster County. Larger lots, a logan-rogersville school district with loyal families, and a quieter pace. Inventory is thin, so good homes move fast.

Battlefield

SOUTHWEST • QUIET

A small city tucked between southwest Springfield and Republic, named for the nearby Wilson's Creek National Battlefield. Established neighborhoods, low turnover, and a short hop to the James River Freeway.

Strafford

NORTHEAST • I-44

Northeast along Interstate 44 and old Route 66. Small-town pricing with an easy interstate commute. Where buyers go when they want a yard and a lower payment and don't mind a short drive.

Fremont Hills & Highlandville

SOUTH • COUNTRY CLUB

Between Nixa and Ozark, Fremont Hills centers on a country club and larger custom homes. Highlandville, farther south, offers acreage and views toward the Ozarks.

Commute reality check. Springfield's traffic is light by national standards, but U.S. 160 (Nixa) and U.S. 65 (Ozark) back up at peak. Drive your likely route at 7:45 a.m. before you fall in love with a house.

Characterizations are JP Fluellen's professional opinion as of 2026. School district rankings referenced on page 8; sale prices by town on page 5. Verify boundaries for a specific address; many suburban addresses sit outside city limits and in a different district than the mailing address suggests.

How the districts compare, and why it shows up in resale.

Springfield Public Schools is the largest district in Missouri, and the ring districts around it are a big reason families choose a suburb. Here's what the independent rankings say.

Independent rankings

RANKING	WHAT IT MEASURED	RESULT
U.S. News & World Report, 2024	Best high schools, Springfield metro	No. 1 Nixa, No. 2 Ozark, No. 3 Willard, No. 5 Republic ¹
Niche, 2026	Best school districts in Missouri (statewide rank)	Republic R-III No. 22, Willard R-II No. 84 ²
Missouri DESE Annual Performance Report, 2022	State accountability score	Nixa 93.9%, Republic 88.8%, Ozark 87.3%, Branson 79.7%, Willard 79.6% ³

Springfield Public Schools

The largest district in the state, with five high schools, choice and magnet programs, and wide variation by building. Inside the city, the school attendance zone is one of the first things buyers ask about, and homes in the most requested elementary zones carry a premium. Check the specific address on the district's boundary map, not the neighborhood name.

Christian County districts

Nixa and Ozark top most metro comparisons, and Nixa High School has repeatedly been named the metro's top high school by U.S. News. That reputation is priced in: expect to pay more per square foot in Nixa and Ozark than for a comparable house in Springfield.

Republic and Willard

Republic's growth has come with investment in new buildings, and Niche's 2026 list puts it in Missouri's top 25 districts. Willard combines a strong high school ranking with lower home prices, which makes it a quiet value play for families.

How to use this

Rankings reward test scores and college-prep course offerings. They don't measure the fit for your kid. Tour the specific school, ask about class sizes and programs, and remember that a district's reputation also affects your resale pool when you eventually sell.

¹ U.S. News & World Report 2024 Best High Schools, Springfield metro area, as reported by the Springfield News-Leader. ² Niche 2026 Best School Districts in Missouri. ³ Missouri DESE 2022 Annual Performance Reports as reported by KOLR; DESE cautions against comparing APR scores across years. Rankings are provided for information only and do not constitute steering or a recommendation of any school or area.

The Missouri property tax math, in plain English.

Missouri taxes a fraction of your home's market value, not the whole thing, and Greene County reassesses in odd-numbered years. Here's how the bill is built.

19%

Residential assessment ratio

Your "assessed value" is 19% of market value (Missouri statute)¹

~\$5.30

Combined levy per \$100 of assessed value

Approximate consolidated rate inside Springfield; varies by school and fire district¹

~1.0%

Effective rate on market value

Ownwell median 1.01% (Mar 2025); Census-based medians run lower, ~0.77%²

Worked example

STEP	MATH	RESULT
Market value	The county's opinion of what it would sell for	\$295,000
Assessed value	$\$295,000 \times 19\%$	\$56,050
Annual tax	$\$56,050 \div 100 \times \$5.30$	≈ \$2,970 per year

Things Springfield owners get wrong

Reassessment years. Greene County reassesses real property in odd-numbered years (2025, 2027). If your value jumps, you have a short window to appeal to the Board of Equalization. Keep your purchase documents and any comps.

The senior credit. Greene County has adopted Missouri's senior property tax credit, which can freeze the real-estate tax bill for eligible older homeowners on their primary residence. Eligibility and the application run through the county; confirm current rules with the Collector's office.

Personal property tax. Missouri also taxes vehicles, boats, and trailers annually. Newcomers from states without it are surprised in December. Budget for it.

Escrow shock. Your lender estimates taxes at closing. After a reassessment or a new-construction first full year, the escrow payment can reset noticeably. Ask for the projected bill, not the prior owner's.

Other carrying costs to plan for

City Utilities of Springfield provides electric, gas, water, and transit inside the city, usually on one bill. Homeowners insurance in southwest Missouri reflects hail and wind exposure; shop it every renewal. Many subdivisions carry modest HOA dues; older in-town neighborhoods usually have none.

¹ Greene County Assessor via The Property Tax Almanac (April 2026): 19% residential assessment, approximate \$5.30 per \$100 consolidated levy, reassessment in odd years. ² Ownwell, Springfield median effective rate 1.01% (March 2025); Property Tax By State, Census ACS 2024 median \$1,268 on \$165,200 (0.77%). Your actual levy depends on your school, fire, library, and road districts; confirm with the Greene County Collector.

Why the Zestimate is a starting point, not an answer.

Automated estimates average the whole ZIP code. In Springfield, where a 1925 Rountree bungalow and a 2005 southwest ranch can share a ZIP, that average can miss by tens of thousands either way.

What actually moves value here

- **The last 90 days of comparable sales** within about half a mile, adjusted for size, age, and condition. This is the appraisal standard and what buyers' agents check.
- **Condition and updates.** Kitchens, baths, roof age, HVAC age, and windows are the big five. A 15-year-old roof in a hail market gets priced in.
- **Lot, layout, and light.** Corner lots, split bedrooms, finished basements with egress, and a real garage all add up.
- **School zone and street.** Same house, different attendance zone or busier street, different price.
- **Presentation.** Professional photos and a clean, decluttered, neutral house routinely out-earn their prep cost. The reverse is also true.

How the free value snapshot works

You gave me your address. I pull recent sales around you, look at the house from the data and the street, and send you a realistic price range with the comps I used, so you can see the reasoning. It's an informal opinion of price, not an appraisal, and there is no obligation attached to it.

Seller prep checklist (what pays)

- ☐ Declutter every room and closet; buyers open doors
- ☐ Deep clean, including windows and grout
- ☐ Neutralize bold paint; touch up trim
- ☐ Service HVAC and keep the receipt
- ☐ Fix the small stuff: dripping faucets, loose handles, dead bulbs
- ☐ Fresh mulch, trimmed shrubs, a clean front door
- ☐ Gather records: roof, HVAC, water heater, remodel permits
- ☐ Pre-listing inspection if the house is older than 25 years

Rule of thumb from my own flips: spend on what the camera sees first and what the inspector flags most. Skip the big remodel before selling unless the comps prove it pays.

From "we're thinking about it" to keys handed over.

Missouri is a title-company closing state, so the process is simpler than in attorney states. This is the sequence I run with my own sellers; your dates will flex with the season and your buyer's financing.

01 Strategy call and pricing (week 0)

We walk the house, review comps, and set a price and a prep plan. Goal: a day-one price that creates competition instead of a price cut in week three.

02 Prep and staging (weeks 1 to 3)

Repairs, paint, decluttering, and a deep clean. Pre-listing inspection if the house is older. Gather roof, HVAC, and permit records for the disclosure.

03 Photos, video, and launch (week 3)

Professional photography and a floor plan. The listing goes live on the MLS and syndicates to Zillow, Realtor.com, and the portals. Coming-soon exposure when it helps.

04 Showings and offers (weeks 3 to 5)

The median Springfield home went under contract in 17 days over the last year (9 days in May, 30+ in January), so a prepared, well-priced home should draw offers in its first two weeks. We review offers on price, financing strength, inspection terms, and timing, not price alone.

05 Under contract: inspection period (about 10 days)

The buyer inspects and may request repairs or credits. We negotiate from the inspection report, not from emotion. Termite and radon are common add-ons here.

06 Appraisal and loan approval (2 to 3 weeks)

The buyer's lender orders an appraisal. If it comes in low, options include a price adjustment, a buyer gap payment, or a challenge with better comps.

07 Title, payoff, and clear-to-close

The title company runs the title search, orders your loan payoff, and prepares the settlement statement. You'll review final numbers a few days before closing.

08 Closing day (typically 30 to 45 days after contract)

Sign at the title company, hand over keys when the deed records and funds disburse. Cash buyers can close in as little as two weeks.

Seasonality in the 417. Spring and early summer bring the most buyers; late fall and winter bring the most serious ones. A well-priced home sells in any month here, but the strategy shifts.

Timeframes are typical ranges from JP Fluellen's transactions and standard Missouri contract terms as of 2026; actual periods are set by the negotiated contract. Nothing here is legal advice; a Missouri-licensed attorney can answer legal questions about your transaction.

How to win the house without overpaying for it.

Springfield isn't a bidding-war city most of the year, but the best homes in the best pockets still draw multiple offers. Preparation beats aggression.

Before you look

- **Get fully underwritten, not just pre-qualified.** A local lender who can close in 21 to 30 days is a real negotiating advantage.
- **Know your true monthly number.** Include property tax (page 9), insurance, HOA, and Missouri personal property tax on your vehicles.
- **Pick two or three neighborhoods, not one.** Inventory is thin in the most-loved pockets; flexibility gets you a better house.

When you find it

- **Lead with strength, not gimmicks.** Clean terms, a reasonable inspection window, and a solid earnest deposit beat an escalation clause with a weak loan.
- **Inspect everything.** General, termite, radon, and sewer scope on older homes. Springfield's housing stock skews older in the core; the sewer scope has saved my clients thousands.
- **Use the appraisal as protection.** In a steady market, an appraisal contingency costs you little and protects you from overpaying.

Programs worth asking about

- **MHDC first-time buyer programs** (Missouri Housing Development Commission) for down-payment assistance on eligible loans.
- **USDA Rural Development loans**, zero down for eligible addresses outside the city (parts of the ring communities may qualify; check the current USDA map).
- **VA loans** for veterans; Springfield has a strong lender bench for them.

Relocating from out of state?

Fly into Springfield-Branson National Airport (SGF), book a two-day tour across three or four neighborhoods, and drive the commute at rush hour. Video walk-throughs work, but the street tells you what the listing can't.

My one rule for buyers: buy the house you'd be happy to own for seven years. Springfield rewards owners who stay through a cycle.

Program eligibility, loan terms, and USDA maps change; confirm current rules with the lender or agency. JP Fluellen is not a lender and does not provide financing advice.

The essentials list locals would text you.

Set up first

- **City Utilities of Springfield:** electric, gas, water, and bus service inside city limits. Suburbs use Liberty, Ozark Electric, or local providers.
- **Driver's license and plates:** Missouri gives new residents 30 days; expect a personal property tax waiver step for first-year plates.
- **Internet:** multiple fiber and cable options in most of the city; confirm availability by address in the suburbs.
- **Trash:** private haulers in Springfield; you choose your provider.

Getting around

- **SGF,** Springfield-Branson National Airport, with nonstops to major hubs.
- **I-44, U.S. 65, U.S. 60, and the James River Freeway** make most of the metro a 20-minute drive.
- **Ozark Greenways:** 100+ miles of trails, including the Galloway Creek and South Creek greenways.

The weekend list

- **Wonders of Wildlife** National Museum & Aquarium at Bass Pro's flagship store.
- **Springfield Cardinals** at Hammons Field downtown (Double-A affiliate of the St. Louis Cardinals).
- **Route 66:** Springfield is its official birthplace, with the Route 66 Car Museum, the Birthplace of Route 66 Festival, and the roadside history along Chestnut and Kearney.
- **Fantastic Caverns**, the ride-through cave north of town, and Dickerson Park Zoo.
- **Nathanael Greene / Close Memorial Park** with the Mizumoto Japanese Stroll Garden and the botanical center.
- **Farmers Market of the Ozarks** at Farmers Park and the Saturday C-Street market.
- **Finley Farms and Ozark Mill** in Ozark; Table Rock Lake and Branson about an hour south.
- **Wilson's Creek National Battlefield** for history and trail running.

What's new

The Grant Avenue Parkway, a federally funded corridor linking downtown to Wonders of Wildlife, neared completion in late 2025 and is already drawing private investment along the route, including a proposed mixed-use project at Grant and Grand (2026).

Utility providers, DMV timelines, and attractions change; confirm details with the provider or venue. Grant Avenue Parkway status per KSMU (Dec 17, 2025) and KY3 (Feb 13 and Apr 24, 2026).

Three ways to use this guide this week.

01

Watch for your value snapshot

I'll text you when the comps for your address are ready, usually within one business day. Reply with questions; a real person answers.

02

Thinking about selling in the next 12 months?

Reply "timeline" and I'll send a personalized version of page 11 with real dates for your situation.

03

Moving here or buying up?

Reply "tour" and we'll map two or three neighborhoods to see in one trip.

No pressure, ever. If this guide is all you needed, I'm glad it helped. If you want a second opinion on anything in it, I'm one reply away.

Sources

- Southern Missouri MLS (SOMO) via the Flexmls MCP server, queried October 17, 2026: closed residential sales (ListingsListingSearch) and MarketStatistics monthly series for Springfield, Nixa, Ozark, Republic, Willard, Rogersville, Battlefield, Strafford
- Elevate Real Estate Group, "Springfield MO Housing Market June 2026" (three-county context)
- Zillow Home Value Index, Greene County, April 2026 (via Propcash)
- Redfin market data for Springfield, MO, August 2026 (via Ozarkssell4less)
- Resideline, "Springfield, MO Housing Market 2026," July 2026
- U.S. Census Bureau metro estimates via KY3, March 27, 2026; Springfield Area Chamber of Commerce 2026 Q2 Demographic Profile and Major Employers list
- Missouri Economic Research and Information Center (MERIC) cost-of-living index, Q1 2023, via Springfield Business Journal
- U.S. News & World Report 2024 Best High Schools (Springfield metro); Niche 2026 Best School Districts in Missouri; Missouri DESE 2022 APR via KOLR
- Greene County Assessor via The Property Tax Almanac (April 2026); Ownwell (March 2025); Property Tax By State (Census ACS 2024)
- KSMU, "Grant Avenue Parkway nears completion," Dec 17, 2025; KY3, Feb 13 and Apr 24, 2026



JP Fluellen

Managing broker, Real Broker, LLC · Springfield, Missouri · Investor-agent, House Needs Love · Host, Success Agent Podcast