

# Springfield

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	300 Wilson Rdoad Unit 22A	OneFloor	1	1.0	128	\$149,000	\$134,900	\$120,500	89.33%	\$73,000	1.65
2	445 Morris Avenue 10-C	OneFloor	1	1.0	13	\$139,900	\$139,900	\$143,000	102.22%	\$59,200	2.42
3	445 Morris Avenue 4-C	OneFloor	2	1.0	77	\$200,000	\$187,500	\$185,000	98.67%	\$64,100	2.89
4	84-C Troy Drive Bldg 17	OneFloor	2	1.0	19	\$215,000	\$215,000	\$185,000	86.05%	\$78,900	2.34
5	7-A Stone Hill Road 27	FirstFlr	1	1.0	22	\$199,000	\$199,000	\$205,000	103.02%	\$60,000	3.42
6	3108 Park Place	TwndEndUn	2	3.1	117	\$340,000	\$320,000	\$286,000	89.38%	\$150,300	1.90
7	49 Evergreen Avenue	Colonial	2	1.0	10	\$265,000	\$265,000	\$287,000	108.30%	\$110,300	2.60
8	96 S Maple Avenue	CapeCod	2	1.1	306	\$299,000	\$299,000	\$290,000	96.99%	\$109,100	2.66
9	405 Park Place	TwndIntUn	2	3.1	63	\$329,900	\$309,900	\$309,000	99.71%	\$143,200	2.16
10	15 Rose Avenue	Colonial	4	2.0	27	\$389,000	\$389,000	\$375,000	96.40%	\$126,500	2.96
11	1403 Park Place	TwndIntUn	2	3.1	64	\$420,000	\$420,000	\$390,000	92.86%	\$143,200	2.72
12	2507 Park Place	TwndEndUn	2	2.1	7	\$389,000	\$389,000	\$395,000	101.54%	\$145,200	2.72
13	46 Tooker Avenue	Colonial	3	1.1	6	\$394,000	\$394,000	\$395,000	100.25%	\$102,800	3.84
14	5 Outlook Way	RanchRas	4	2.1	0	\$429,000	\$429,000	\$410,000	95.57%	\$226,100	1.81
15	104 Linden Avenue	Colonial	3	1.1	163	\$459,000	\$419,000	\$424,000	101.19%	\$130,400	3.25
16	105 Park Place	TwndIntUn	3	2.1	14	\$429,000	\$429,000	\$429,000	100.00%	\$148,300	2.89
17	10 Remer Avenue	Colonial	3	1.1	14	\$429,999	\$429,999	\$434,999	101.16%	\$114,400	3.80
18	363 Mountain Avenue	CapeCod	4	1.1	50	\$459,000	\$449,000	\$438,000	97.55%	\$126,400	3.47
19	156 Mountain Avenue Unit 6	TwndIntUn	3	2.2	66	\$499,999	\$499,999	\$499,999	100.00%		
20	217 Baltusrol Avenue	Colonial	4	1.1	17	\$519,900	\$519,900	\$502,500	96.65%	\$139,000	3.62
21	191 Tooker Avenue	Colonial	4	2.1	26	\$539,000	\$519,000	\$505,000	97.30%	\$178,300	2.83
22	130 Tree Top Drive	Colonial	4	2.1	9	\$698,000	\$698,000	\$700,000	100.29%	\$302,100	2.32
AVERAGE					55	\$372,350	\$366,141	\$359,500	97.93%		2.78

## "ACTIVE" Listings in Springfield

**Number of Units:** 38  
**Average List Price:** \$481,953  
**Average Days on Market:** 98

## "UNDER CONTRACT" Listings in Springfield

**Number of Units:** 24  
**Average List Price:** \$483,548  
**Average Days on Market:** 58

# Springfield 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	59	65	55	41	47	45	42	77	44	42	31	55	50
List Price	\$412,550	\$482,754	\$457,069	\$396,571	\$452,481	\$526,516	\$460,420	\$548,000	\$476,786	\$442,853	\$434,463	\$366,141	\$453,619
Sales Price	\$402,118	\$468,346	\$443,723	\$396,643	\$442,806	\$513,705	\$457,490	\$528,524	\$466,286	\$432,067	\$424,781	\$359,500	\$443,920
Sales Price as a % of List Price	97.49%	96.65%	97.52%	100.05%	97.81%	98.03%	99.58%	96.39%	97.98%	97.43%	97.90%	97.93%	97.97%
Sales Price to Assessed Value	2.52	2.81	2.66	2.81	2.81	2.79	2.69	2.62	2.75	2.81	2.89	2.78	2.74
# Units Sold	17	13	13	14	16	19	25	17	14	15	16	22	201
Active Listings	47	47	54	52	57	54	54	57	54	73	56	38	54
Under Contracts	21	37	40	43	44	38	31	31	30	29	31	24	33

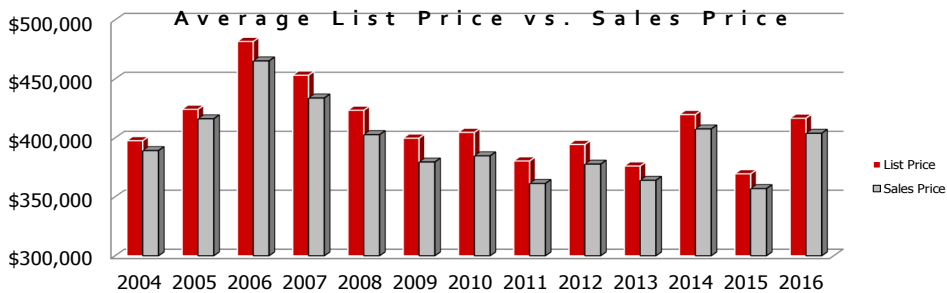
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	62	50	-19.61%
Sales Price	\$403,903	\$443,920	9.91%
Sales Price to Assessed Value	2.61	2.74	5.10%

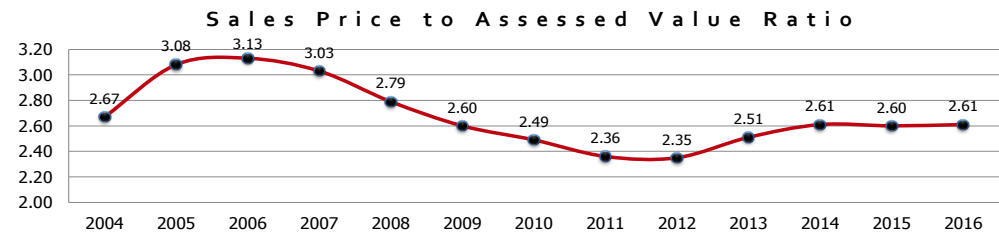


	2016	2017	% Change
# Units Sold	191	201	5.24%
Active Listings	37	38	2.70%
Under Contracts	31	24	-22.58%

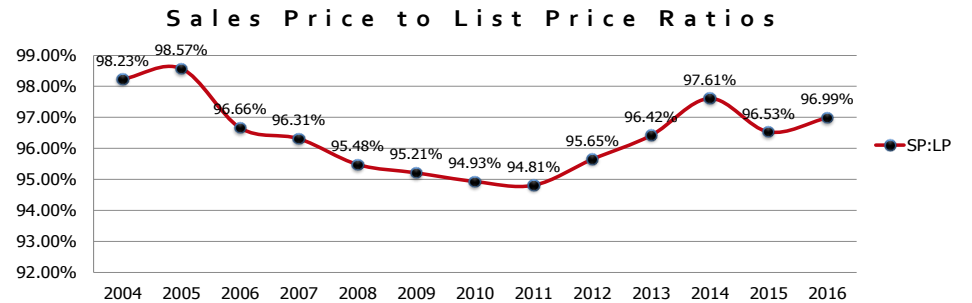
## Springfield Yearly Market Trends



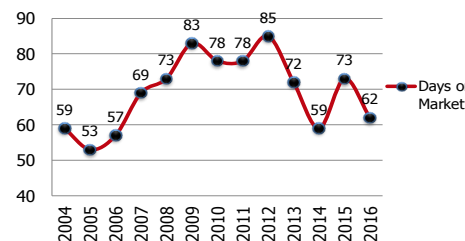
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903



## Springfield Yearly Market Trends



### Average Days on Market



### Number of Units Sold

