

Springfield

October 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	120 Briar Hills Circle	Split Level	3	1.1	20	\$420,000	\$420,000	\$415,000	98.81%	\$160,500	2.59
2	955 S Springfield Avenue 1605	TwnIntUn	2	2.1	136	\$349,900	\$320,000	\$320,000	100.00%	\$143,200	2.23
3	43-B Troy Drive Bldg 6	OneFloor	3	2.0	70	\$329,000	\$329,000	\$315,000	95.74%	\$96,200	3.27
4	955 S Springfield Avenue 1308	TwnIntUn	2	2.1	76	\$320,000	\$320,000	\$300,000	93.75%	\$148,300	2.02
5	131 Pitt Road	Ranch	2	2.0	44	\$449,000	\$449,000	\$405,000	90.20%	\$150,500	2.69
6	74 Meisel Avenue	CapeCod	4	2.0	25	\$429,900	\$429,900	\$425,000	98.86%	\$109,800	3.87
7	129 Meisel Avenue	Colonial	4	2.0	49	\$435,000	\$435,000	\$435,000	100.00%	\$143,600	3.03
8	63 Green Hill Road	Colonial	5	3.2	60	\$899,900	\$899,900	\$880,000	97.79%	\$380,000	2.32
9	29 Sycamore Terrace	Split Level	4	2.1	44	\$529,000	\$529,000	\$529,000	100.00%	\$184,000	2.88
10	68 Battle Hill Avenue	Colonial	3	1.1	12	\$399,000	\$399,000	\$392,000	98.25%	\$110,200	3.56
11	823 S Springfield Avenue	TwnIntUn	3	2.1	17	\$350,000	\$350,000	\$345,000	98.57%	\$132,800	2.60
12	15 Dayton Court	CapeCod	3	2.0	23	\$429,000	\$429,000	\$415,000	96.74%	\$135,500	3.06
13	102 Irwin Street	Split Level	3	1.1	34	\$376,000	\$359,000	\$338,000	94.15%	\$137,100	2.47
14	20 Remer Avenue	Colonial	4	2.1	14	\$475,000	\$475,000	\$475,000	100.00%	\$144,800	3.28
15	56 Norwood Road	Split Level	5	2.1	10	\$499,000	\$499,000	\$492,000	98.60%	\$212,300	2.32
AVERAGE					42	\$445,980	\$442,853	\$432,067	97.43%		2.81

"ACTIVE" Listings in Springfield

Number of Units: 73
Average List Price: \$510,018
Average Days on Market: 57

"UNDER CONTRACT" Listings in Springfield

Number of Units: 29
Average List Price: \$448,924
Average Days on Market: 45

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			51
List Price	\$412,550	\$482,754	\$457,069	\$396,571	\$452,481	\$526,516	\$460,420	\$548,000	\$476,786	\$442,853			\$467,306
Sales Price	\$402,118	\$468,346	\$443,723	\$396,643	\$442,806	\$513,705	\$457,490	\$528,524	\$466,286	\$432,067			\$457,192
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%			97.98%
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			2.72
# Units Sold	17	13	13	14	16	19	25	17	14	15			163
Active Listings	47	47	54	52	57	54	54	57	54	73			55
Under Contracts	21	37	40	43	44	38	31	31	30	29			34

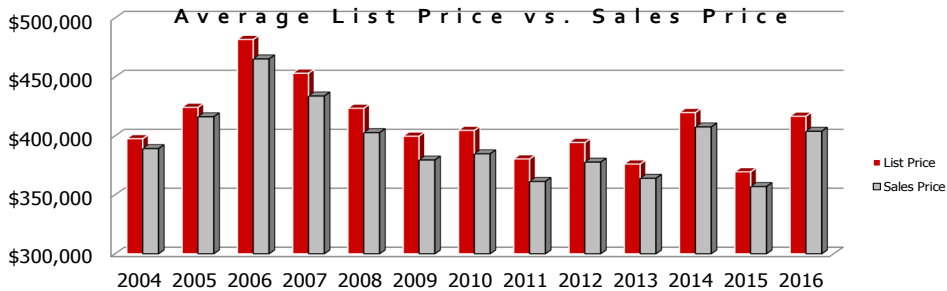
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	62	51	-17.13%
Sales Price	\$397,684	\$457,192	14.96%
Sales Price to Assessed Value	2.61	2.72	4.26%

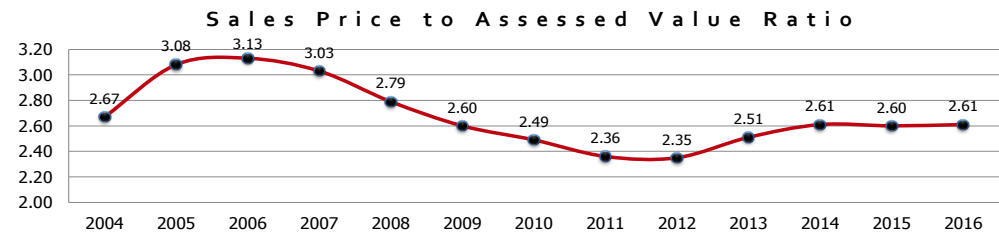


	2016	2017	% Change
# Units Sold	158	163	3.16%
Active Listings	60	73	21.67%
Under Contracts	34	29	-14.71%

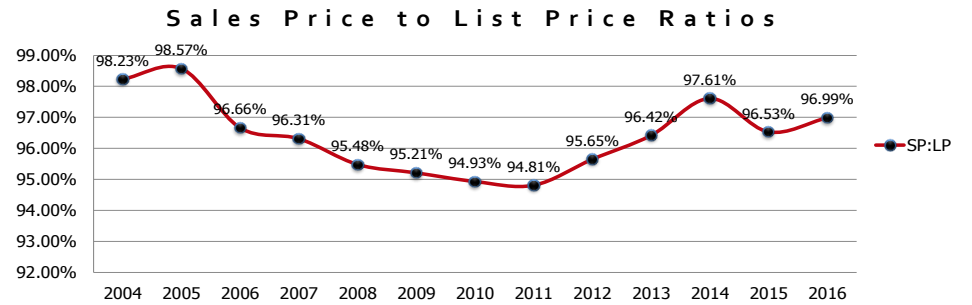
Springfield Yearly Market Trends



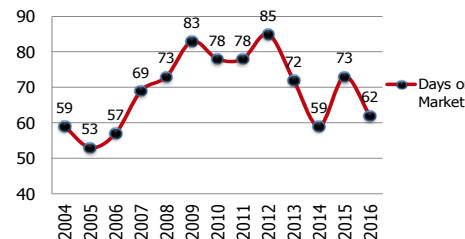
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018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



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

