

# Springfield

April 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3 Gregory Road	Split Level	4	2.1	174	\$475,000	\$449,000	\$420,000	93.54%	\$198,400	2.12
2	131 Hawthorne Avenue	Split Level	4	2.0	107	\$459,900	\$469,900	\$460,000	97.89%	\$145,800	3.16
3	23 Brook Street	Colonial	3	1.0	28	\$339,000	\$339,000	\$340,000	100.29%	\$94,900	3.58
4	955 S Springfield Ave 2206	TwnIntUn	3	2.1	56	\$407,500	\$407,500	\$401,000	98.40%	\$150,500	2.66
5	50 Warner Avenue	Colonial	4	2.0	41	\$299,900	\$299,900	\$291,000	97.03%	\$104,700	2.78
6	564 Mountain Avenue	RanchRas	3	2.1	29	\$469,900	\$469,900	\$460,000	97.89%	\$189,800	2.42
7	25 Alvin Terrace	CapeCod	3	2.0	10	\$369,000	\$369,000	\$395,000	107.05%	\$123,500	3.20
8	955 S Springfield Av, 2409	TwnIntUn	2	2.2	18	\$349,999	\$349,999	\$349,999	100.00%	\$156,200	2.24
9	121 Madison Terrace	Split Level	3	2.0	18	\$499,900	\$499,900	\$510,000	102.02%	\$143,200	3.56
10	198 Baltusrol Way	Ranch	3	1.1	11	\$295,000	\$295,000	\$275,000	93.22%	\$139,000	1.98
11	65 Woodcrest Circle	CapeCod	4	1.0	17	\$250,000	\$250,000	\$265,000	106.00%	\$120,200	2.20
12	955 S Springfield Avenue 1804	TwnIntUn	3	2.2	30	\$429,000	\$429,000	\$420,000	97.90%	\$148,300	2.83
13	26 Henshaw Avenue	Colonial	3	1.2	11	\$399,900	\$399,900	\$425,000	106.28%	\$134,300	3.16
14	225 Baltusrol Avenue	Colonial	4	1.1	17	\$524,000	\$524,000	\$541,000	103.24%	\$160,300	3.37
AVERAGE					41	\$397,714	\$396,571	\$396,643	100.05%		2.81

## "ACTIVE" Listings in Springfield

**Number of Units:** 52  
**Average List Price:** \$547,308  
**Average Days on Market:** 65

## "UNDER CONTRACT" Listings in Springfield

**Number of Units:** 43  
**Average List Price:** \$481,934  
**Average Days on Market:** 53

# 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									55
List Price	\$412,550	\$482,754	\$457,069	\$396,571									\$434,790
Sales Price	\$402,118	\$468,346	\$443,723	\$396,643									\$425,367
Sales Price as a % of List Price	97.49%	96.65%	97.52%	100.05%									97.94%
Sales Price to Assessed Value	2.52	2.81	2.66	2.81									2.69
# Units Sold	17	13	13	14									57
Active Listings	47	47	54	52									50
Under Contracts	21	37	40	43									35

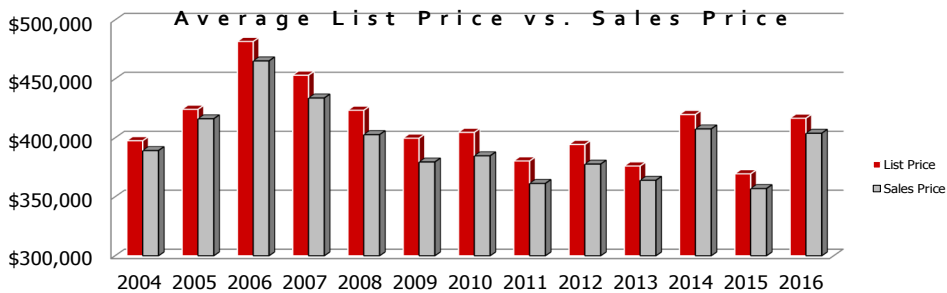
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	69	55	-20.23%
Sales Price	\$351,810	\$425,367	20.91%
Assessed Value to Sales Price	2.47	2.69	8.83%



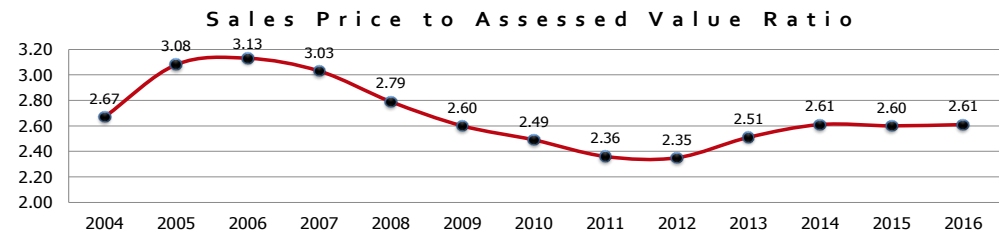
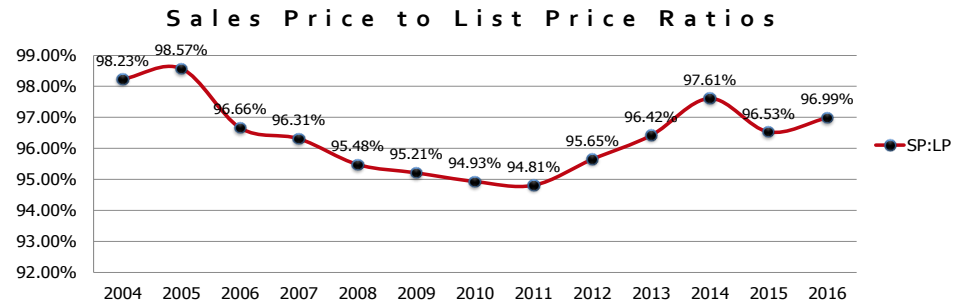
	2016	2017	% Change
# Units Sold	63	57	-9.52%
Active Listings	72	52	-27.78%
Under Contracts	40	43	7.50%

## Springfield Yearly Market Trends

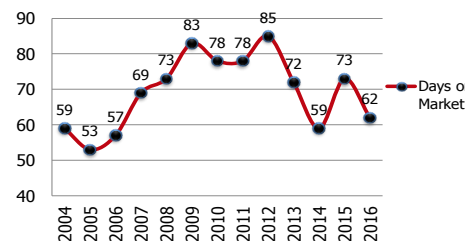


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018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

## Springfield Yearly Market Trends



## Average Days on Market



## Number of Units Sold

