

Springfield

January 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	445 Morris Avenue 1-B	TwnEndUn	2	1.0	163	\$184,900	\$184,900	\$178,000	96.27%	\$59,800	2.98
2	20 Norwood Road	Split Level	4	3.1	69	\$499,990	\$479,950	\$470,000	97.93%	\$223,000	2.11
3	350 Mountain Avenue	Colonial	4	2.2	117	\$699,900	\$669,900	\$620,000	92.55%		
4	955 S Springfield Avenue 1506	TwnIntUn	2	2.1	124	\$389,900	\$379,900	\$350,000	92.13%	\$143,200	2.44
5	22 Tree Top Drive	Ranch	2	3.1	70	\$699,000	\$625,000	\$625,000	100.00%	\$243,400	2.57
6	6 Littlebrook Road	Colonial	4	3.2	36	\$669,000	\$654,900	\$645,000	98.49%	\$260,700	2.47
7	37 Cambridge Terrace	Ranch	3	2.0	103	\$475,000	\$450,000	\$455,000	101.11%	\$161,800	2.81
8	955 S Springfield Avenue 306	TwnIntUn	2	2.1	60	\$369,000	\$335,000	\$335,000	100.00%	\$143,200	2.34
9	125 Tooker Avenue	Colonial	3	1.1	7	\$274,900	\$274,900	\$275,000	100.04%	\$125,400	2.19
10	445 Morris Avenue 9-A	OneFloor	1	1.0	42	\$107,900	\$107,900	\$103,000	95.46%	\$56,700	1.82
11	223 Lelak Avenue	Split Level	3	1.2	57	\$449,999	\$449,999	\$423,000	94.00%	\$156,000	2.71
12	108 Tooker Avenue	Colonial	3	2.1	48	\$469,000	\$469,000	\$450,000	95.95%	\$144,300	3.12
13	18 Benjamin Drive	Colonial	4	3.1	35	\$659,000	\$659,000	\$640,000	97.12%	\$272,300	2.35
14	417 Hillside Avenue	Ranch	2	2.0	34	\$375,000	\$375,000	\$377,000	100.53%	\$120,000	3.14
15	281 Short Hills Avenue	Colonial	3	1.1	6	\$369,000	\$369,000	\$365,000	98.92%	\$149,000	2.45
16	300 Wilson Road Unit 24B	OneFloor	1	1.0	30	\$129,000	\$129,000	\$125,000	96.90%	\$73,000	1.71
17	21 Woodcrest Circle	CapeCod	3	2.0	1	\$400,000	\$400,000	\$400,000	100.00%	\$130,800	3.06
AVERAGE					59	\$424,735	\$412,550	\$402,118	97.49%		2.52

"ACTIVE" Listings in Springfield

Number of Units: 47
Average List Price: \$493,978
Average Days on Market: 93

"UNDER CONTRACT" Listings in Springfield

Number of Units: 21
Average List Price: \$441,348
Average Days on Market: 65

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												59
List Price	\$412,550												\$412,550
Sales Price	\$402,118												\$402,118
Sales Price as a % of List Price	97.49%												97.49%
Sales Price to	2.52												2.52
# Units Sold	17												17
Active Listings	47												47
Under Contracts	21												21

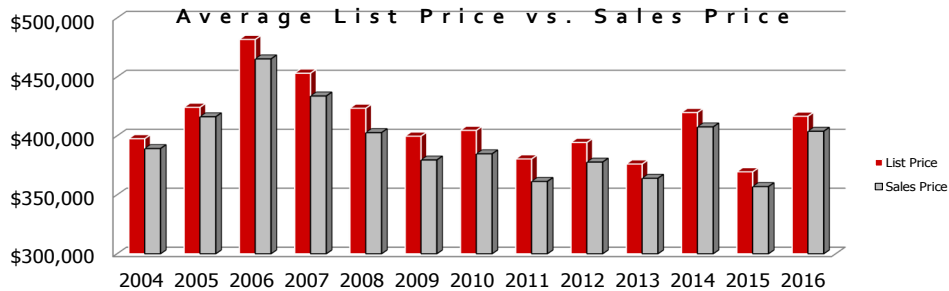
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	74	59	-20.35%
Sales Price	\$301,582	\$402,118	33.34%
Assessed Value to Sales Price	2.27	2.52	10.98%

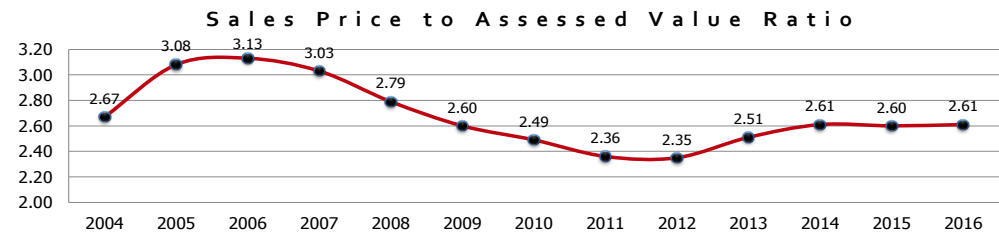


	2016	2017	% Change
# Units Sold	17	17	0.00%
Active Listings	46	47	2.17%
Under Contracts	37	21	-43.24%

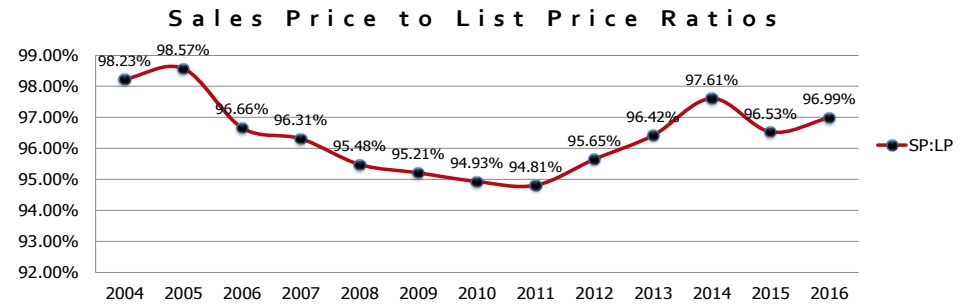
Springfield Yearly Market Trends



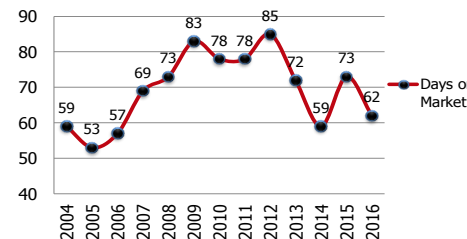
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018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



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

