

# Springfield

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Skylark Road	Split Level	4	3.0	358	\$550,000	\$489,000	\$435,000	88.96%	\$200,400	2.17
2	48 High Point Drive	Ranch	3	2.1	6	\$595,000	\$595,000	\$590,000	99.16%	\$246,700	2.39
3	987 Chimney Ridge Drive	Colonial	4	2.1	125	\$679,900	\$629,900	\$606,000	96.21%	\$249,900	2.42
4	504 Meisel Avenue	Bungalow	3	2.0	90	\$285,000	\$285,000	\$310,000	108.77%	\$136,400	2.27
5	955 S Springfield Avenue 1307	TwnIntUn	3	3.1	82	\$424,900	\$399,900	\$399,900	100.00%	\$148,300	2.70
6	303 Milltown Road	Split Level	3	1.1	76	\$449,000	\$424,000	\$414,000	97.64%	\$158,300	2.62
7	2 Tree Top Drive	Split Level	3	3.0	16	\$592,000	\$592,000	\$580,000	97.97%	\$268,500	2.16
8	53 Severna Avenue	Colonial	3	1.1	20	\$454,900	\$454,900	\$457,000	100.46%	\$140,300	3.26
9	24 Kew Drive	Colonial	3	2.1	20	\$495,000	\$495,000	\$492,500	99.49%	\$169,500	2.91
10	10 Cottler Avenue	Split Level	3	1.1	36	\$399,000	\$399,000	\$400,000	100.25%	\$147,500	2.71
11	15 Mapes Avenue	Split Level	3	1.1	7	\$375,000	\$375,000	\$387,500	103.33%	\$138,900	2.79
12	15 Marcy Avenue	Colonial	4	2.1	4	\$599,000	\$599,000	\$620,000	103.51%	\$199,100	3.11
13	11 Lenape Road	Split Level	5	3.1	0	\$649,000	\$649,000	\$655,000	100.92%	\$241,900	2.71
14	54 Fieldstone Drive	Colonial	4	2.1	22	\$829,000	\$829,000	\$805,000	97.10%	\$241,300	3.34
15	6 Madden Court	Colonial	5	3.1	28	\$920,000	\$920,000	\$920,000	100.00%		
16	227 S Springfield Avenue	Colonial	6	5.1	26	\$879,000	\$879,000	\$870,000	98.98%		
17	194 Bryant	Colonial	3	1.0	22	\$379,000	\$379,000	\$370,000	97.63%	\$125,900	2.94
18	30 Lewis Drive	Colonial	4	1.1	19	\$529,000	\$529,000	\$530,000	100.19%	\$161,700	3.28
19	49 Lyons Place	CapeCod	4	2.0	13	\$350,000	\$350,000	\$365,000	104.29%	\$130,800	2.79
20	190 Morris Avenue Unit 2D	OneFloor	1	1.0	18	\$209,900	\$209,900	\$209,900	100.00%	\$70,700	2.97

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21	445 Morris Avenue 13-D	OneFloor	1	1.0	23	\$125,000	\$125,000	\$120,000	96.00%	\$55,300	2.17
22	70-B Troy Drive Bldg 19	MultiFlr	3	2.0	13	\$329,000	\$329,000	\$329,000	100.00%	\$97,300	3.38
23	64-B Troy Drive Bldg 19	TwnIntUn	1	1.0	9	\$189,900	\$189,900	\$187,450	98.71%	\$66,000	2.84
24	300 Wilson Road Unit 24D	OneFloor	1	1.0	1	\$105,000	\$105,000	\$105,000	100.00%	\$73,000	1.44
25	20 Washington Avenue	CapeCod	4	1.0	4	\$279,000	\$279,000	\$279,000	100.00%	\$116,100	2.40
<b>AVERAGE</b>					42	\$466,860	\$460,420	\$457,490	99.58%		2.69

## ***"ACTIVE"*** Listings in Springfield

**Number of Units:** 54  
**Average List Price:** \$511,151  
**Average Days on Market:** 85

## ***"UNDER CONTRACT"*** Listings in Springfield

**Number of Units:** 31  
**Average List Price:** \$520,758  
**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	47	45	42						49
List Price	\$412,550	\$482,754	\$457,069	\$396,571	\$452,481	\$526,516	\$460,420						\$457,582
Sales Price	\$402,118	\$468,346	\$443,723	\$396,643	\$442,806	\$513,705	\$457,490						\$448,961
Sales Price as a % of List Price	97.49%	96.65%	97.52%	100.05%	97.81%	98.03%	99.58%						98.29%
Sales Price to Assessed Value	2.52	2.81	2.66	2.81	2.81	2.79	2.69						2.72
# Units Sold	17	13	13	14	16	19	25						117
Active Listings	47	47	54	52	57	54	54						52
Under Contracts	21	37	40	43	44	38	31						36

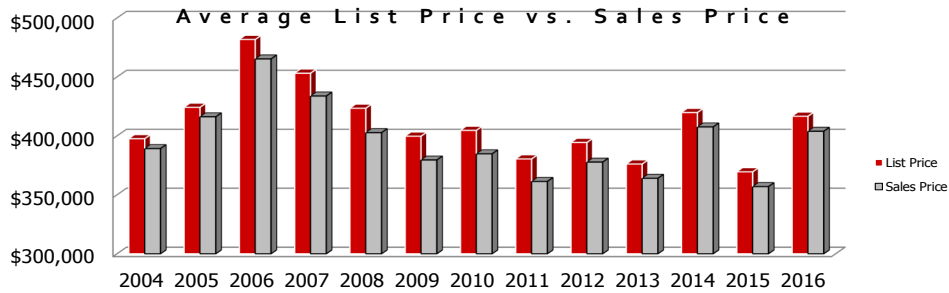
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	60	49	-18.28%
Sales Price	\$385,597	\$448,961	16.43%
Sales Price to Assessed Value	2.57	2.72	5.82%

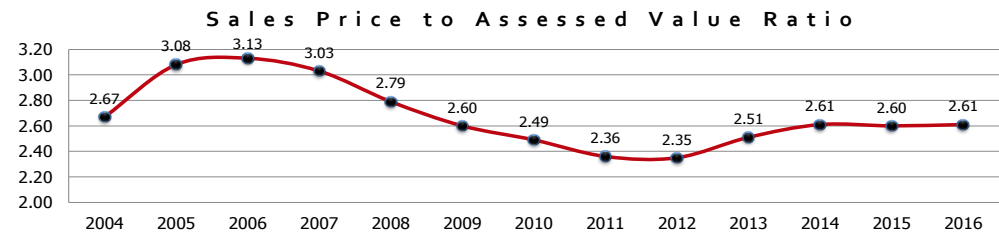


	2016	2017	% Change
# Units Sold	115	117	1.74%
Active Listings	59	54	-8.47%
Under Contracts	35	31	-11.43%

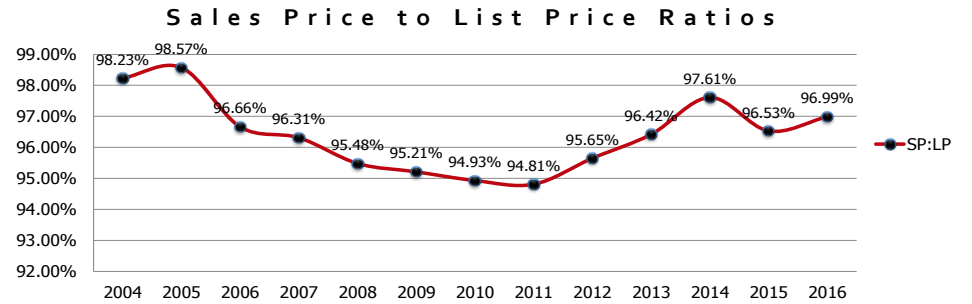
## Springfield Yearly Market Trends



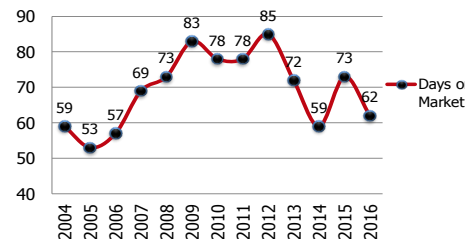
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018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



## Springfield Yearly Market Trends



## Average Days on Market



## Number of Units Sold

