

Springfield

June 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21-B Troy Drive Bldg 3	TwnEndUn	1	1.0	34	\$170,000	\$170,000	\$170,000	100.00%	\$66,000	2.58
2	55 Baltusrol Way	Bi-Level	5	3.0	15	\$315,000	\$315,000	\$340,000	107.94%	\$161,600	2.10
3	48 Evergreen Avenue	Colonial	4	2.1	96	\$345,000	\$345,000	\$345,000	100.00%	\$145,400	2.37
4	955 S Springfield Ave 2104	TwnIntUn	3	3.1	38	\$419,000	\$399,900	\$387,000	96.77%	\$148,300	2.61
5	34 Colonial Terrace	Colonial	3	2.0	15	\$399,000	\$399,000	\$390,000	97.74%	\$120,400	3.24
6	72 Linden Avenue	Colonial	3	2.0	52	\$449,000	\$429,000	\$415,000	96.74%	\$110,000	3.77
7	31 Benjamin Drive	Bi-Level	4	3.0	58	\$479,900	\$479,900	\$450,000	93.77%	\$252,400	1.78
8	109 Lyons Place	Split Level	3	2.1	15	\$459,999	\$459,999	\$455,000	98.91%	\$151,000	3.01
9	29 Avon Road	Split Level	4	2.1	51	\$499,999	\$499,999	\$461,400	92.28%	\$223,900	2.06
10	17 Lynn Drive	Split Level	3	2.0	22	\$459,000	\$459,000	\$465,000	101.31%	\$165,000	2.82
11	125 Tooker Avenue	Colonial	3	2.2	20	\$479,000	\$479,000	\$490,000	102.30%	\$125,400	3.91
12	175 Baltusrol Avenue	Colonial	3	2.0	14	\$499,000	\$499,000	\$493,000	98.80%	\$160,200	3.08
13	217 Short Hills Avenue	Colonial	3	1.1	27	\$549,000	\$525,000	\$508,000	96.76%	\$163,600	3.11
14	398 Rolling Rock Road	Ranch	4	3.1	89	\$575,000	\$549,000	\$521,000	94.90%	\$221,400	2.35
15	51 Smithfield Drive	Split Level	4	2.1	103	\$539,000	\$539,000	\$530,000	98.33%	\$200,200	2.65
16	1 Willow Court	Ranch	4	2.1	57	\$699,000	\$699,000	\$680,000	97.28%	\$260,100	2.61
17	18 Woodside Road	Colonial	4	2.1	44	\$779,000	\$779,000	\$735,000	94.35%	\$239,000	3.08
18	55 Fieldstone Drive	Colonial	6	4.1	103	\$939,000	\$879,000	\$845,000	96.13%	\$266,300	3.17
19	78 Evergreen Avenue	Colonial	6	5.0	4	\$1,099,000	\$1,099,000	\$1,080,000	98.27%		
AVERAGE					45	\$534,363	\$526,516	\$513,705	98.03%		2.79

"ACTIVE" Listings in Springfield

Number of Units: 54
Average List Price: \$551,546
Average Days on Market: 75

"UNDER CONTRACT" Listings in Springfield

Number of Units: 38
Average List Price: \$487,845
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							51
List Price	\$412,550	\$482,754	\$457,069	\$396,571	\$452,481	\$526,516							\$456,810
Sales Price	\$402,118	\$468,346	\$443,723	\$396,643	\$442,806	\$513,705							\$446,643
Sales Price as a % of List Price	97.49%	96.65%	97.52%	100.05%	97.81%	98.03%							97.93%
Sales Price to Assessed Value	2.52	2.81	2.66	2.81	2.81	2.79							2.73
# Units Sold	17	13	13	14	16	19							92
Active Listings	47	47	54	52	57	54							52
Under Contracts	21	37	40	43	44	38							37

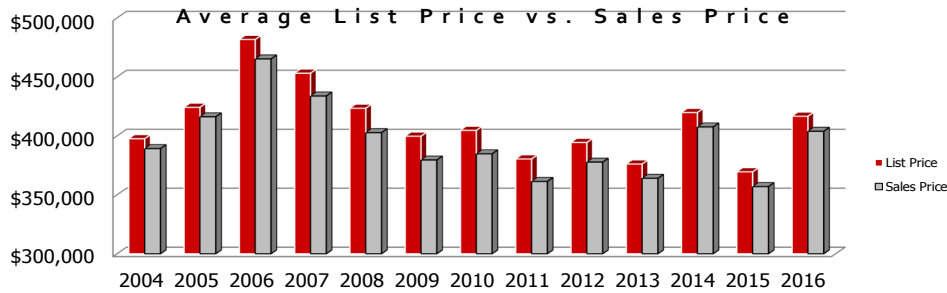
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	62	51	-16.47%
Sales Price	\$370,348	\$446,643	20.60%
Assessed Value to Sales Price	2.53	2.73	8.01%

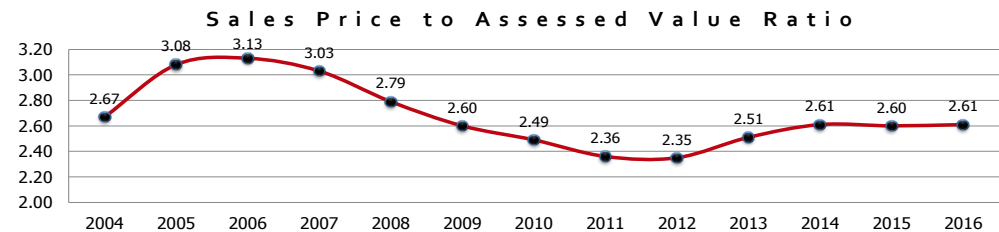


	2016	2017	% Change
# Units Sold	90	92	2.22%
Active Listings	66	54	-18.18%
Under Contracts	38	38	0.00%

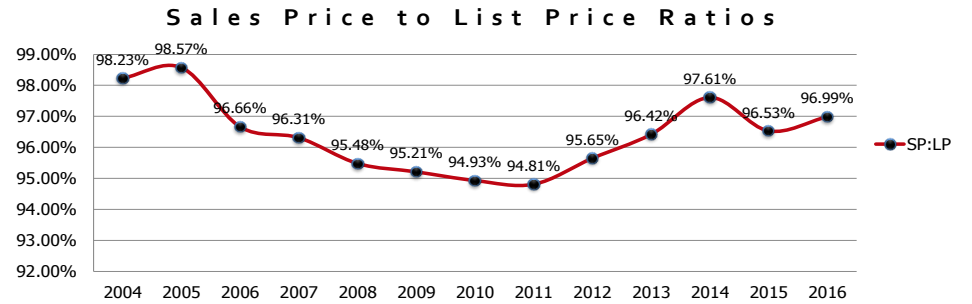
Springfield Yearly Market Trends



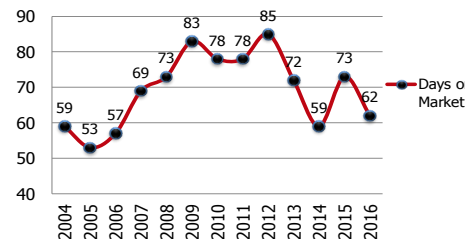
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018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



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

