

Springfield

September 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	84-A Troy Drive Bldg 17	OneFloor	2	1.0	6	\$190,000	\$190,000	\$182,500	96.05%	\$77,200	2.36
2	92-A Troy Drive Bldg 16	OneFloor	2	1.0	177	\$234,995	\$224,900	\$223,500	99.38%	\$74,300	3.01
3	10-C Troy Drive Bldg 25	OneFloor	2	1.0	11	\$245,000	\$245,000	\$246,000	100.41%	\$78,900	3.12
4	97 Lyons Place	CapeCod	3	2.0	20	\$389,900	\$369,000	\$365,000	98.92%	\$128,200	2.85
5	102 Tooker Avenue	Colonial	3	1.1	16	\$399,900	\$399,900	\$387,500	96.90%	\$122,800	3.16
6	19 S Derby Road	Split Level	4	3.0	25	\$399,900	\$399,900	\$390,000	97.52%	\$172,300	2.26
7	4 Golf Oval	CapeCod	4	2.1	61	\$489,000	\$469,900	\$450,000	95.77%	\$162,600	2.77
8	478 Meisel Avenue	Colonial	4	2.1	31	\$475,000	\$475,000	\$461,000	97.05%	\$210,800	2.19
9	98 Severna Avenue	Colonial	3	1.1	7	\$479,000	\$479,000	\$479,000	100.00%	\$143,000	3.35
10	79 Franklyn Place	Ranch	5	3.0	21	\$499,500	\$499,500	\$500,000	100.10%	\$184,900	2.70
11	42 Mohawk Drive	Split Level	4	2.1	37	\$529,000	\$529,000	\$512,000	96.79%	\$184,100	2.78
12	82 Tree Top Drive	Custom	3	3.1	45	\$679,000	\$659,000	\$642,500	97.50%	\$264,700	2.43
13	184 Pitt Road	Colonial	5	3.1	68	\$849,000	\$749,900	\$749,000	99.88%		
14	11 Madden Court	Colonial	5	3.1	95	\$985,000	\$985,000	\$940,000	95.43%		
AVERAGE					44	\$488,871	\$476,786	\$466,286	97.98%		2.75

"ACTIVE" Listings in Springfield

Number of Units: 54
Average List Price: \$489,435
Average Days on Market: 55

"UNDER CONTRACT" Listings in Springfield

Number of Units: 30
Average List Price: \$470,297
Average Days on Market: 52

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				52
List Price	\$412,550	\$482,754	\$457,069	\$396,571	\$452,481	\$526,516	\$460,420	\$548,000	\$476,786				\$469,784
Sales Price	\$402,118	\$468,346	\$443,723	\$396,643	\$442,806	\$513,705	\$457,490	\$528,524	\$466,286				\$459,739
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%				98.04%
Sales Price to Assessed Value	2.52	2.81	2.66	2.81	2.81	2.79	2.69	2.62	2.75				2.71
# Units Sold	17	13	13	14	16	19	25	17	14				148
Active Listings	47	47	54	52	57	54	54	57	54				53
Under Contracts	21	37	40	43	44	38	31	31	30				35

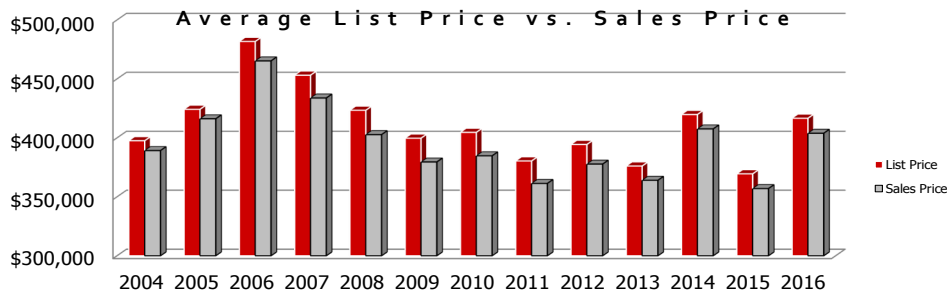
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	62	52	-15.99%
Sales Price	\$396,693	\$459,739	15.89%
Sales Price to Assessed Value	2.59	2.71	4.62%

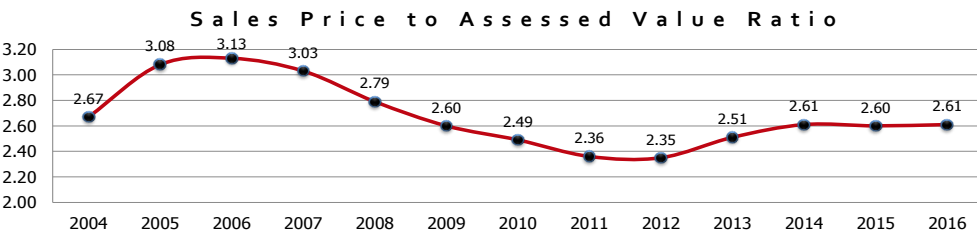


	2016	2017	% Change
# Units Sold	145	148	2.07%
Active Listings	64	54	-15.63%
Under Contracts	33	30	-9.09%

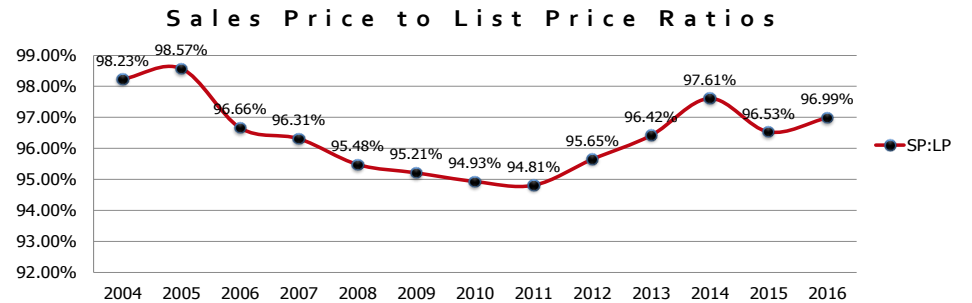
Springfield Yearly Market Trends



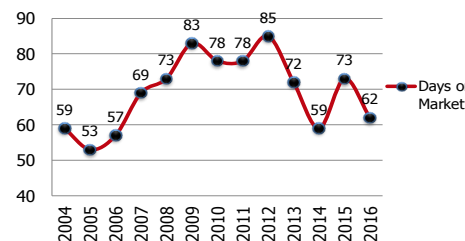
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018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



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

