

Springfield

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	97-B Troy Drive	OneFloor	2	1.0	11	\$207,000	\$207,000	\$210,000	101.45%	\$74,300	2.83
2	48-B Troy Drive Bld 21	OneFloor	1	1.0	15	\$225,000	\$225,000	\$215,000	95.56%	\$71,100	3.02
3	14-D Troy Drive Bldg 25	OneFloor	2	1.0	22	\$245,000	\$245,000	\$270,000	110.20%	\$75,700	3.57
4	22 Edgewood Avenue	Split Level	3	1.0	10	\$324,900	\$324,900	\$290,000	89.26%	\$125,700	2.31
5	36 Clinton Avenue	Ranch	3	1.1	11	\$309,900	\$309,900	\$300,000	96.81%	\$105,400	2.85
6	1902 Park Place	TwnIntUn	2	2.1	130	\$369,000	\$369,000	\$350,000	94.85%	\$143,200	2.44
7	17 Alvin Terrace	CapeCod	4	2.0	54	\$389,000	\$389,000	\$380,000	97.69%	\$126,800	3.00
8	116 Lyons Place	Colonial	3	2.0	56	\$429,900	\$429,900	\$411,000	95.60%	\$119,100	3.45
9	35 Evergreen Avenue	CapeCod	3	2.1	18	\$439,900	\$439,900	\$425,000	96.61%	\$137,000	3.10
10	14 Henshaw Avenue	Colonial	4	2.0	10	\$429,000	\$429,000	\$425,000	99.07%	\$155,300	2.74
11	5 Persimmon Way	RanchRas	4	3.0	68	\$460,900	\$460,900	\$450,000	97.64%	\$239,700	1.88
12	955 S Springfield Avenue 1201	TwnEndUn	4	3.1	4	\$459,900	\$459,900	\$455,000	98.93%	\$158,900	2.86
13	288 Mountain Avenue	Split Level	3	2.1	28	\$529,000	\$529,000	\$510,000	96.41%	\$154,800	3.29
14	37 Oakland Avenue	Colonial	3	4.0	1	\$545,000	\$545,000	\$545,000	100.00%	\$152,800	3.57
15	58 High Point Drive	CapeCod	4	2.0	41	\$689,000	\$689,000	\$672,500	97.61%	\$266,000	2.53
16	7 Madden Court	Colonial	5	3.1	19	\$899,000	\$899,000	\$888,000	98.78%	\$316,500	2.81
AVERAGE					31	\$434,463	\$434,463	\$424,781	97.90%		2.89

"ACTIVE" Listings in Springfield

Number of Units: 56
Average List Price: \$511,585
Average Days on Market: 80

"UNDER CONTRACT" Listings in Springfield

Number of Units: 31
Average List Price: \$450,355
Average Days on Market: 64

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	42	31		49
List Price	\$412,550	\$482,754	\$457,069	\$396,571	\$452,481	\$526,516	\$460,420	\$548,000	\$476,786	\$442,853	\$434,463		\$464,370
Sales Price	\$402,118	\$468,346	\$443,723	\$396,643	\$442,806	\$513,705	\$457,490	\$528,524	\$466,286	\$432,067	\$424,781		\$454,295
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%	97.43%	97.90%		97.98%
Sales Price to Assessed Value	2.52	2.81	2.66	2.81	2.81	2.79	2.69	2.62	2.75	2.81	2.89		2.74
# Units Sold	17	13	13	14	16	19	25	17	14	15	16		179
Active Listings	47	47	54	52	57	54	54	57	54	73	56		55
Under Contracts	21	37	40	43	44	38	31	31	30	29	31		34

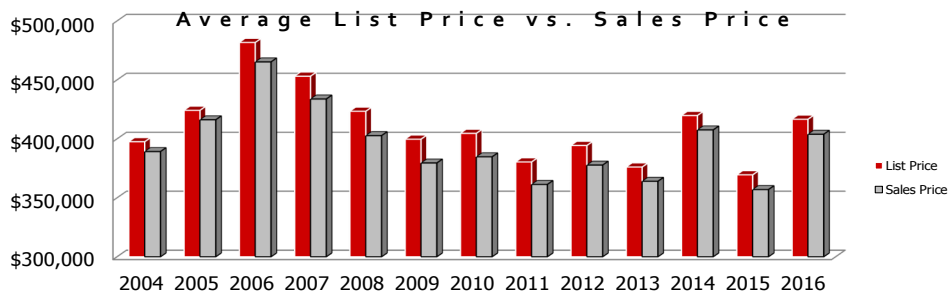
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	60	49	-17.96%
Sales Price	\$403,401	\$454,295	12.62%
Sales Price to Assessed Value	2.62	2.74	4.75%



	2016	2017	% Change
# Units Sold	172	179	4.07%
Active Listings	52	56	7.69%
Under Contracts	33	31	-6.06%

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

