

# Springfield

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	354 Mountain Avenue	Ranch	2	1.0	13	\$254,900	\$254,900	\$254,900	100.00%	\$100,600	2.53
2	12 Wentz Avenue	Split Level	3	1.2	107	\$339,900	\$339,900	\$315,000	92.67%	\$139,900	2.25
3	3115 Park Place	TwnIntUn	3	2.2	156	\$439,900	\$422,000	\$390,000	92.42%	\$172,700	2.26
4	180 Pitt Road	Ranch	2	2.0	23	\$439,999	\$424,999	\$420,000	98.82%	\$137,900	3.05
5	75 Skylark Road	RanchRas	4	3.1	50	\$639,000	\$615,000	\$555,000	90.24%	\$327,300	1.70
AVERAGE					70	\$422,740	\$411,360	\$386,980	94.83%		2.36

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

**Number of Units:** 62  
**Average List Price:** \$512,929  
**Average Days on Market:** 49

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

**Number of Units:** 32  
**Average List Price:** \$401,350  
**Average Days on Market:** 54

# Springfield 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	74	70											73
List Price	\$545,112	\$411,360											\$505,773
Sales Price	\$525,458	\$386,980											\$484,729
Sales Price as a % of List Price	96.67%	94.83%											96.13%
Sales Price to Assessed Value	2.77	2.36											2.65
# Units Sold	12	5											17
Active Listings	45	62											54
Under Contracts	18	32											25

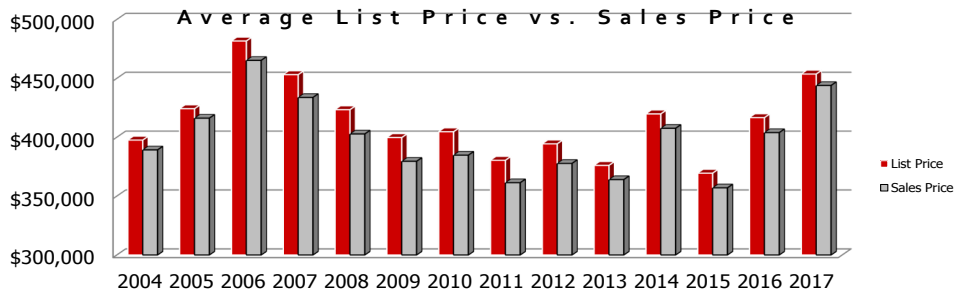
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	62	73	18.16%
Sales Price	\$430,817	\$484,729	12.51%
Sales Price to Assessed Value	2.64	2.65	0.49%

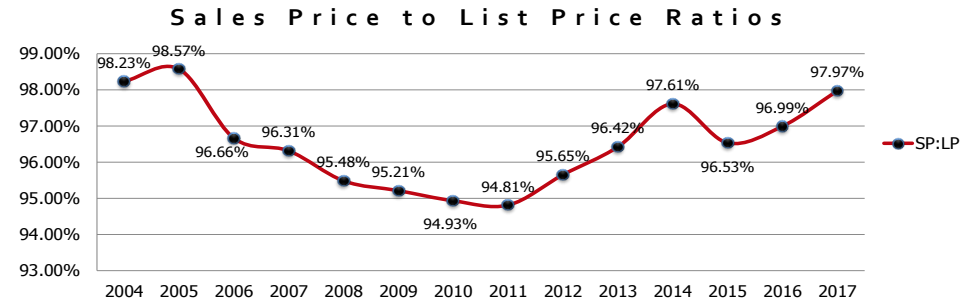


YTD	2017	2018	% Change
# Units Sold	30	17	-43.33%
Active Listings	47	62	31.91%
Under Contracts	37	32	-13.51%

### Springfield Yearly Market Trends

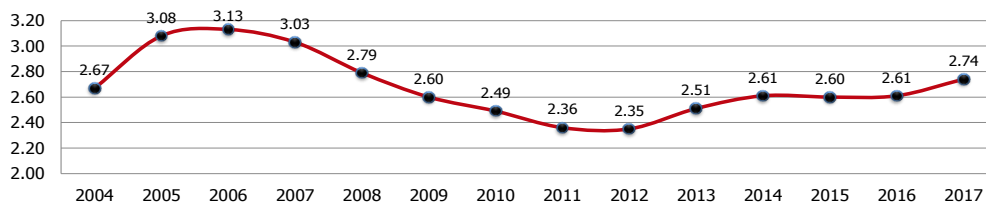


### Springfield Yearly Market Trends

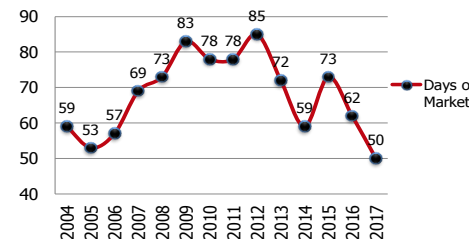


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606	\$453,619
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903	\$443,920

### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

