

Springfield

January 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	592 Ashwood Road	Colonial	5	4.0	125	\$935,000	\$879,000	\$852,000	96.93%	\$320,900	2.66
2	304 Park Place	TwnIntUn	3	3.1	175	\$449,000	\$449,000	\$465,000	103.56%	\$148,300	3.14
3	608 S Springfield Avenue	Ranch	2	2.0	130	\$369,900	\$289,950	\$285,000	98.29%	\$95,800	2.97
4	27 Far Hills Road	Bi-Level	5	3.0	106	\$729,000	\$689,900	\$631,000	91.46%	\$257,600	2.45
5	68 Green Hill Road	Custom	4	3.1	84	\$825,000	\$799,000	\$777,500	97.31%	\$302,000	2.57
6	5 Kemp Drive	Split Level	3	1.1	49	\$225,000	\$425,000	\$420,000	98.82%	\$140,600	2.99
7	6 Juniper Way	Ranch	3	3.0	56	\$525,000	\$475,000	\$445,000	93.68%	\$175,500	2.54
8	497 Mountain Avenue	CapeCod	4	1.1	42	\$449,000	\$449,000	\$433,250	96.49%	\$116,500	3.72
9	18 Juniper Way	Split Level	4	2.1	30	\$687,500	\$687,500	\$656,750	95.53%	\$226,700	2.90
10	507 Park Place	TwnEndUn	3	2.1	49	\$449,000	\$449,000	\$440,000	98.00%	\$160,400	2.74
11	101 Highpoint Drive	Split Level	4	2.1	16	\$499,000	\$499,000	\$460,000	92.18%	\$237,200	1.94
12	17 Laurel Drive	Ranch	3	2.1	25	\$449,999	\$449,999	\$439,999	97.78%	\$165,400	2.66
AVERAGE					74	\$549,367	\$545,112	\$525,458	96.67%		2.77

"ACTIVE" Listings in Springfield

Number of Units: 45
Average List Price: \$484,029
Average Days on Market: 86

"UNDER CONTRACT" Listings in Springfield

Number of Units: 18
Average List Price: \$401,433
Average Days on Market: 45

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												74
List Price	\$545,112												\$545,112
Sales Price	\$525,458												\$525,458
Sales Price as a % of List Price	96.67%												96.67%
Sales Price to Assessed Value	2.77												2.77
# Units Sold	12												12
Active Listings	45												45
Under Contracts	18												18

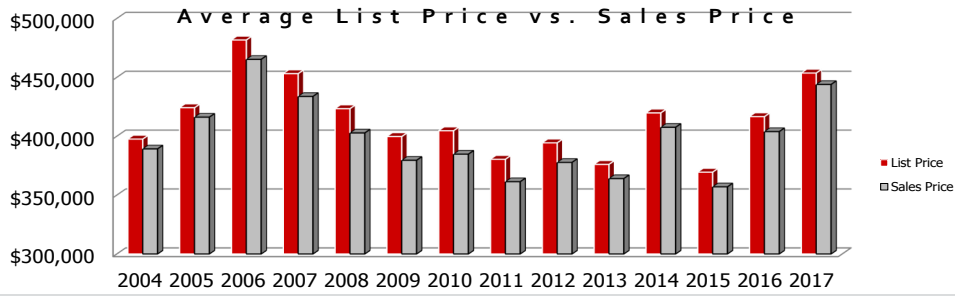
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	59	74	25.53%
Sales Price	\$402,118	\$525,458	30.67%
Sales Price to Assessed Value	2.52	2.77	10.15%

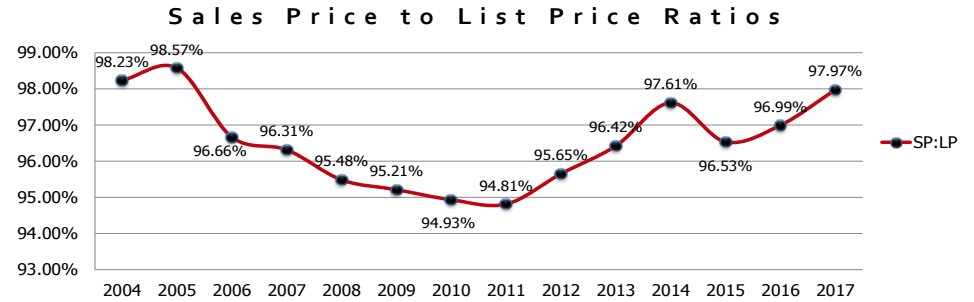


YTD	2017	2018	% Change
# Units Sold	17	12	-29.41%
Active Listings	47	45	-4.26%
Under Contracts	21	18	-14.29%

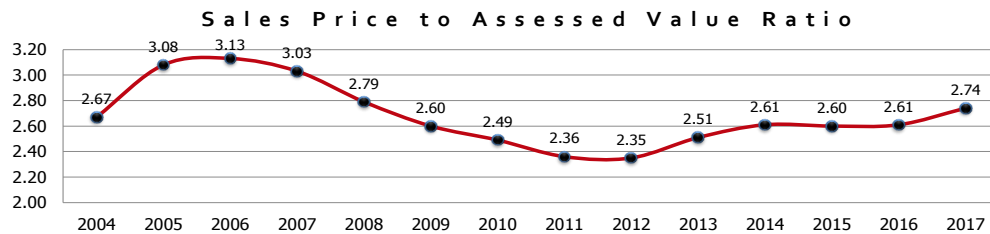
Springfield Yearly Market Trends



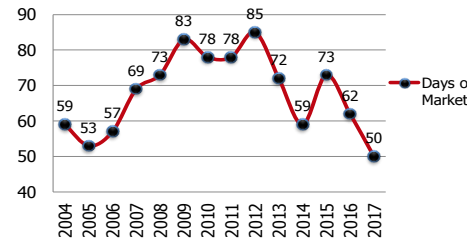
Springfield Yearly Market Trends



	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



Average Days on Market



Number of Units Sold

