



# Springfield

## May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	66 Troy Drive UA	OneFloor	1	1.0	15	\$274,900	\$274,900	\$290,000	105.49%	\$233,100	1.24
2	300 Wilson Road U10	TwnEndUn	2	1.1	12	\$330,000	\$330,000	\$350,000	106.06%	\$261,500	1.34
3	86 Troy Drive UB	OneFloor	2	1.0	8	\$359,900	\$359,900	\$390,000	108.36%	\$261,800	1.49
4	54B Troy Drive	TwnIntUn	3	2.0	24	\$450,000	\$450,000	\$433,000	96.22%	\$331,900	1.30
5	263 Northview Terrace	Ranch	3	2.1	3	\$549,000	\$549,000	\$599,500	109.20%	\$421,000	1.42
6	23 Diven Street	CapeCod	3	2.0	54	\$579,000	\$579,000	\$600,000	103.63%	\$503,500	1.19
7	59 Briar Hills Circle	Custom	4	2.1	36	\$700,000	\$700,000	\$678,800	96.97%	\$528,500	1.28
8	50 S Springfield Avenue	Bi-Level	5	3.0	68	\$675,000	\$675,000	\$686,000	101.63%	\$395,700	1.73
9	32 Sherwood Road	SplitLev	3	3.0	20	\$659,000	\$659,000	\$701,018	106.38%	\$596,200	1.18
10	18 Janet Lane	SplitLev	4	2.1	36	\$699,000	\$699,000	\$750,000	107.30%	\$698,800	1.07
11	516 Ashwood Road	Ranch	3	3.1	9	\$499,000	\$499,000	\$750,000	150.30%	\$617,200	1.22
12	8 Elmwood Road	Colonial	4	4.1	20	\$700,000	\$700,000	\$776,000	110.86%	\$666,400	1.16
13	706 S Springfield Avenue	Bi-Level	4	3.0	7	\$850,000	\$850,000	\$850,000	100.00%	\$681,700	1.25
14	23 Newbrook Lane	SplitLev	3	2.1	10	\$729,000	\$729,000	\$865,000	118.66%	\$517,500	1.67
15	17 Juniper Way	Bi-Level	4	2.1	16	\$899,000	\$899,000	\$1,000,000	111.23%	\$663,500	1.51
16	299 Baltusrol Way	Custom	6	4.1	13	\$1,099,000	\$1,099,000	\$1,200,000	109.19%	\$863,800	1.39
<b>AVERAGE</b>					<b>22</b>	<b>\$628,238</b>	<b>\$628,238</b>	<b>\$682,457</b>	<b>108.84%</b>		<b>1.34</b>

### *“Active”* Listings in Springfield

Number of Units: 21  
 Average List Price: \$753,652  
 Average Days on Market: 22

### *“Under Contract”* Listings in Springfield

Number of Units: 33  
 Average List Price: \$647,121  
 Average Days on Market: 20

# Springfield 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	33	35	17	22								27
List Price	\$696,380	\$581,940	\$621,550	\$489,363	\$628,238								\$603,202
Sales Price	\$690,800	\$615,350	\$632,207	\$518,875	\$682,457								\$632,617
SP:LP%	99.90%	107.19%	101.33%	105.34%	108.84%								105.17%
SP to AV	1.33	1.12	1.28	1.18	1.34								1.26
# Units Sold	5	10	14	8	16								53
3 Mo Rate of Ab	0.95	1.17	1.24	1.60	2.00								1.39
Active Listings	7	10	14	14	21								13
Under Contracts	17	14	13	23	33								20

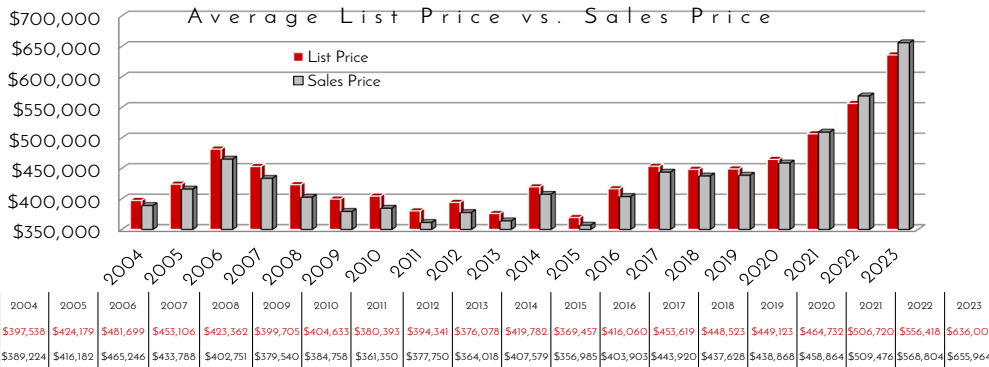
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	29	27	-7.05%
Sales Price	\$613,478	\$632,617	3.12%
LP:SP	102.81%	105.17%	2.30%
SP:AV	1.11	1.26	12.79%



YTD	2023	2024	% Change
# Units Sold	48	53	10.42%
Rate of Ab 3 Mo	1.00	1.39	38.65%
Actives	10	13	37.50%
Under Contracts	20	20	-0.99%

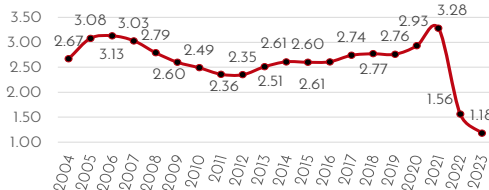
## Springfield Yearly Market Trends



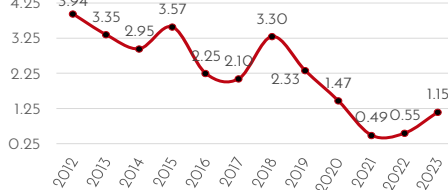
## Springfield Yearly Market Trends



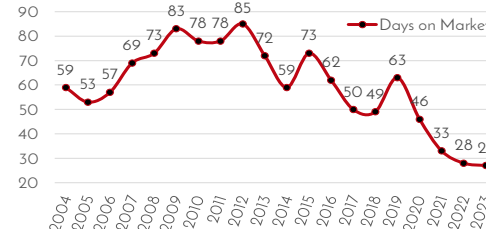
### Sales Price to Assessed Value Ratio



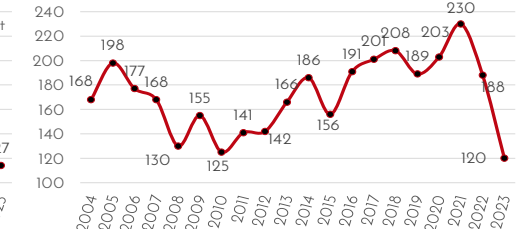
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

© 2004-2024 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.