

Springfield

April 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	445 Morris Avenue C-5	TwnEndUn	1	1.0	104	\$165,000	\$165,000	\$157,500	95.45%	\$53,900	2.92
2	445 Morris Avenue 6-A	OneFloor	1	1.0	11	\$185,000	\$185,000	\$178,000	96.22%	\$60,200	2.96
3	445 Morris Avenue A-1	OneFloor	2	1.0	152	\$235,000	\$225,000	\$221,500	98.44%	\$65,400	3.39
4	543 S Springfield Avenue	TwnIntUn	2	1.1	12	\$275,000	\$275,000	\$277,500	100.91%	\$93,600	2.96
5	100 Remer Avenue	Split Level	3	1.0	1	\$299,900	\$299,900	\$315,000	105.04%	\$138,700	2.27
6	31 Evergreen Avenue	CapeCod	3	2.0	36	\$445,000	\$445,000	\$450,000	101.12%	\$137,500	3.27
7	3506 Park Place	TwnIntUn	3	2.2	19	\$459,000	\$459,000	\$454,500	99.02%	\$162,700	2.79
8	132 Meisel Avenue	Tudor	4	3.1	159	\$515,000	\$449,999	\$460,000	102.22%	\$147,400	3.12
9	27 Country Club Lane	CapeCod	3	2.0	8	\$445,000	\$445,000	\$460,000	103.37%	\$118,800	3.87
10	50 Country Club Lane	Split Level	4	2.1	8	\$529,900	\$529,900	\$529,900	100.00%	\$184,000	2.88
11	77 Wabeno Avenue	Split Level	4	2.0	45	\$539,000	\$539,000	\$539,000	100.00%	\$161,900	3.33
12	38 Warner Avenue	Colonial	3	2.0	30	\$587,500	\$545,000	\$545,000	100.00%		
13	376 Meisel Avenue	Split Level	4	2.1	41	\$551,000	\$551,000	\$555,000	100.73%	\$158,000	3.51
14	24 Garden Oval	Split Level	3	2.1	17	\$587,000	\$587,000	\$587,000	100.00%	\$173,300	3.39
15	14 Meckes Street	CapeCod	4	3.0	25	\$569,900	\$569,900	\$595,000	104.40%		
16	71 High Point Drive	Split Level	3	2.0	156	\$649,000	\$649,000	\$649,000	100.00%	\$223,900	2.90
17	407 Rolling Rock Road	Ranch	3	3.1	7	\$689,000	\$689,000	\$725,000	105.22%	\$220,000	3.30
18	58 Tree Top Drive	Ranch	3	2.2	11	\$899,000	\$899,000	\$899,000	100.00%	\$306,600	2.93
19	175 Bryant Avenue	Tudor	4	4.1	229	\$1,495,000	\$1,295,000	\$950,000	73.36%	\$384,000	2.47
20	88 Tree Top Drive	Ranch	4	3.1	100	\$1,049,000	\$1,049,000	\$975,000	92.95%	\$349,400	2.79
AVERAGE					59	\$558,460	\$542,585	\$526,145	98.92%	\$174,406	3.06

"Active" Listings in Springfield

Number of Units: 27
 Average List Price: \$461,374
 Average Days on Market: 31

"Under Contract" Listings in Springfield

Number of Units: 45
 Average List Price: \$509,320
 Average Days on Market: 28

Springfield 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	20	46	59									41
List Price	\$500,325	\$484,000	\$533,912	\$542,585									\$518,882
Sales Price	\$495,995	\$494,042	\$527,661	\$526,145									\$513,044
SP:LP%	98.96%	101.86%	98.97%	98.92%									99.43%
SP to AV	2.93	3.31	3.02	3.06									3.06
# Units Sold	20	12	21	20									73
3 Mo Rate of Ab	1.26	1.29	1.39	1.62									1.39
Active Listings	25	28	28	27									27
Under Contracts	31	30	39	45									36

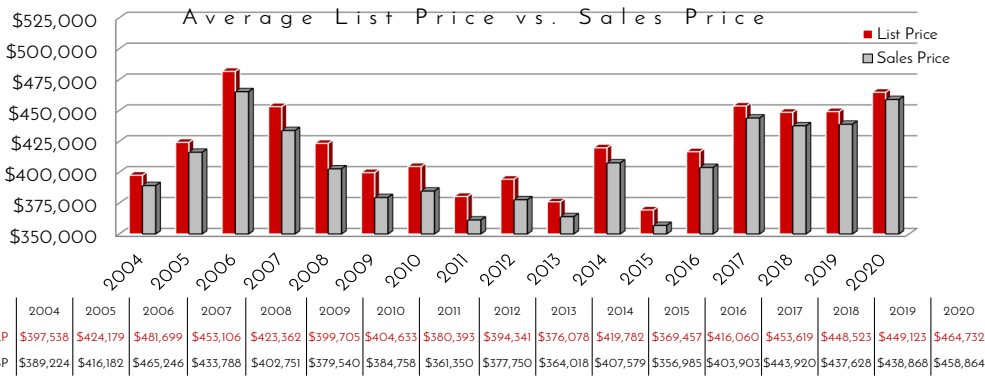
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	50	41	-17.37%
Sales Price	\$448,229	\$513,044	14.46%
LP:SP	98.46%	99.43%	0.99%
SP:AV	2.76	3.06	10.61%



YTD	2020	2021	% Change
# Units Sold	55	73	32.73%
Rate of Ab 3 Mo	2.82	1.62	-42.55%
Actives	35	27	-22.86%
Under Contracts	30	45	50.00%

Springfield Yearly Market Trends



Springfield Yearly Market Trends

