



# Springfield

## March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	300 Wilson Road U24C	TwnEndUn	1	1.0	18	\$239,000	\$239,000	\$235,000	98.33%	\$73,000	3.22
2	101- D Troy Drive B14 U 101	OneFloor	2	1.0	30	\$285,000	\$285,000	\$279,000	97.89%	\$74,300	3.76
3	119 S Maple Avenue	Colonial	3	1.1	37	\$379,000	\$369,000	\$360,000	97.56%	\$430,700	0.84
4	3616 Park Place	TwnEndUn	2	2.1	77	\$395,000	\$395,000	\$380,000	96.20%	\$380,900	1.00
5	79 Battle Hill Avenue	Colonial	2	1.0	62	\$450,000	\$425,000	\$412,500	97.06%	\$98,600	4.18
6	231 Short Hills Avenue	Colonial	3	1.1	15	\$519,000	\$519,000	\$535,000	103.08%	\$515,100	1.04
7	86 Laurel Drive	SplitLev	4	1.1	8	\$496,000	\$496,000	\$556,086	112.11%	\$562,000	0.99
8	22 Crest Place	Colonial	3	1.1	8	\$539,000	\$539,000	\$565,000	104.82%	\$153,600	3.68
9	90 Lyons Place	CapeCod	4	2.0	10	\$585,000	\$585,000	\$655,000	111.97%	\$493,600	1.33
10	995 Chimney Ridge Drive	Ranch	4	2.1	34	\$725,000	\$725,000	\$730,000	100.69%	\$244,100	2.99
11	108 Shunpike Road	Split Level	5	3.1	13	\$719,000	\$719,000	\$740,000	102.92%	\$705,000	1.05
12	8 Christy Lane	Split Level	4	3.1	10	\$699,000	\$699,000	\$801,000	114.59%	\$218,900	3.66
13	49 Hemlock Terrace	Split Level	4	2.1	17	\$679,000	\$679,000	\$815,000	120.03%	\$659,500	1.24
14	14 Rons Edge Road	Colonial	4	2.2	10	\$999,000	\$999,000	\$1,100,000	110.11%	\$1,216,700	0.90
<b>AVERAGE</b>					25	\$550,571	\$548,071	\$583,113	104.81%		2.13

***"Active"*** Listings in Springfield

Number of Units:	22
Average List Price:	\$585,427
Average Days on Market:	34

***"Under Contract"*** Listings in Springfield

Number of Units:	28
Average List Price:	\$532,232
Average Days on Market:	34

# Springfield 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	40	25										27
List Price	\$507,680	\$448,311	\$548,071										\$508,500
Sales Price	\$510,333	\$450,389	\$583,113										\$522,950
SP:LP%	100.16%	100.33%	104.81%										101.91%
SP to AV	3.39	3.16	2.13										2.87
# Units Sold	15	9	14										38
3 Mo Rate of Ab	0.94	1.21	1.10										1.08
Active Listings	16	15	22										18
Under Contracts	18	27	28										24

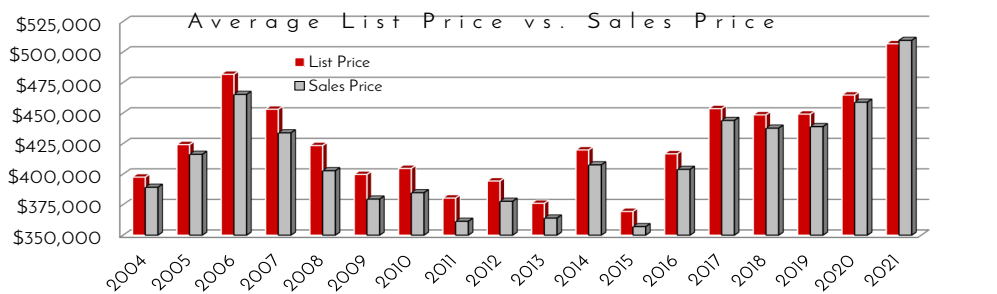
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	35	27	-22.50%
Sales Price	\$508,100	\$522,950	2.92%
LP:SP	99.62%	101.91%	2.30%
SP:AV	3.06	2.87	-6.07%



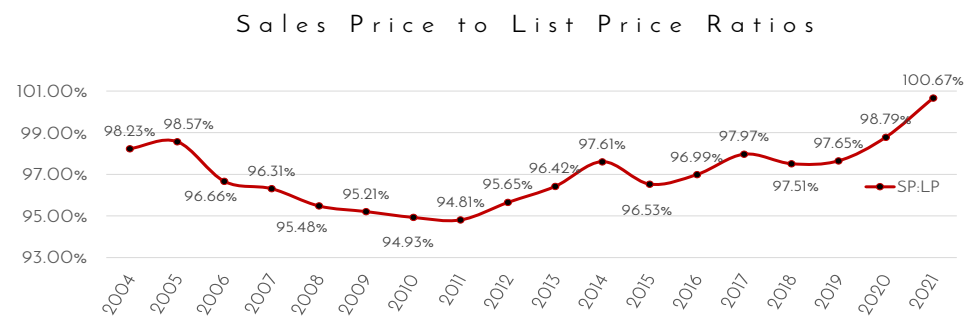
YTD	2021	2022	% Change
# Units Sold	53	38	-28.30%
Rate of Ab 3 Mo	1.39	1.10	-20.86%
Actives	28	22	-21.43%
Under Contracts	39	28	-28.21%

## Springfield Yearly Market Trends

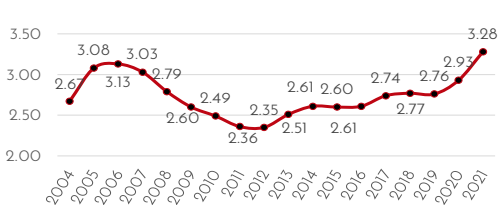


Year	LP	SP
2004	\$397,538	\$389,224
2005	\$424,179	\$416,182
2006	\$481,699	\$465,246
2007	\$453,106	\$433,788
2008	\$423,362	\$402,751
2009	\$399,705	\$379,540
2010	\$404,633	\$384,758
2011	\$380,393	\$361,350
2012	\$394,341	\$377,750
2013	\$376,078	\$364,018
2014	\$419,782	\$407,579
2015	\$369,457	\$356,985
2016	\$416,060	\$403,903
2017	\$453,619	\$443,920
2018	\$448,523	\$437,628
2019	\$449,123	\$438,868
2020	\$464,732	\$458,864
2021	\$506,720	\$509,476

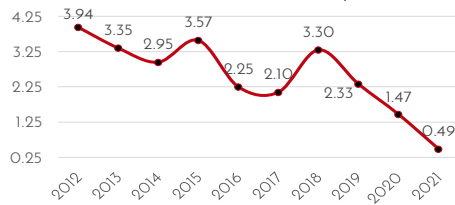
## Springfield Yearly Market Trends



### Sales Price to Assessed Value Ratio

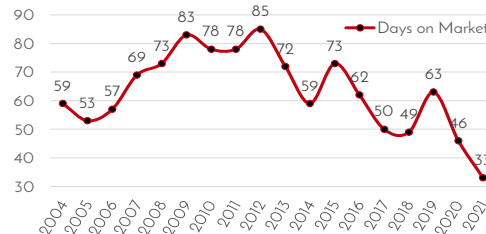


### 12Month Rate of Absorption



Data only available until 2012

### Average Days on Market



### Number of Units Sold

