



Springfield

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	805-D Mountain Avenue	OneFloor	1	1.0	15	\$199,000	\$199,000	\$196,000	98.49%	\$220,200	0.89
2	190 Morris Avenue	OneFloor	1	1.0	22	\$219,000	\$219,000	\$217,000	99.09%	\$226,100	0.96
3	71 Troy Drive	OneFloor	1	1.0	23	\$239,999	\$239,999	\$235,000	97.92%	\$233,100	1.01
4	78 Washington Avenue	Colonial	3	1.0	21	\$379,900	\$379,900	\$400,000	105.29%	\$408,300	0.98
5	204 Park Place	TwnIntUn	2	2.1	11	\$419,000	\$419,000	\$418,000	99.76%	\$431,400	0.97
6	20 Marion Avenue	CapeCod	3	2.0	92	\$479,900	\$479,899	\$463,500	96.58%	\$413,600	1.12
7	61 Severna Avenue	Colonial	3	1.1	35	\$499,000	\$499,000	\$515,000	103.21%	\$503,200	1.02
8	202 Hawthorne Avenue	Split Level	3	1.1	35	\$519,000	\$519,000	\$519,000	100.00%	\$428,400	1.21
9	167 Tooker Avenue	CapeCod	3	2.0	6	\$499,000	\$499,000	\$535,000	107.21%	\$426,900	1.25
10	40 Briar Hills Circle	Split Level	4	2.0	7	\$550,000	\$550,000	\$550,000	100.00%	\$538,900	1.02
11	66 Fieldstone Drive	Colonial	3	2.1	97	\$689,000	\$659,000	\$655,000	99.39%	\$581,400	1.13
12	26 Tower Drive	RanchRas	4	2.1	74	\$749,000	\$649,000	\$660,000	101.69%	\$608,900	1.08
13	148 Tree Top Drive	Colonial	4	2.2	13	\$999,000	\$999,000	\$1,060,000	106.11%	\$932,200	1.14
14	506 Ashwood Road	Contemp	5	5.1	15	\$1,595,000	\$1,595,000	\$1,500,000	94.04%	\$1,127,600	1.33
AVERAGE					33	\$573,986	\$564,700	\$565,964	100.63%		1.08

"Active" Listings in Springfield

Number of Units:	24
Average List Price:	\$607,817
Average Days on Market:	43

"Under Contract" Listings in Springfield

Number of Units:	19
Average List Price:	\$521,353
Average Days on Market:	35

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	32	21	17	28	28	23	33			26
List Price	\$507,680	\$448,311	\$548,071	\$520,233	\$516,688	\$552,050	\$642,988	\$596,917	\$625,977	\$564,700			\$556,911
Sales Price	\$510,333	\$450,389	\$583,113	\$543,513	\$528,553	\$579,521	\$654,563	\$605,223	\$634,302	\$565,964			\$571,216
SP:LP%	100.16%	100.33%	104.81%	104.23%	101.48%	104.62%	102.34%	101.76%	101.48%	100.63%			102.38%
SP to AV	3.39	3.16	2.13	1.19	1.11	1.14	1.15	1.13	1.09	1.08			1.67
# Units Sold	15	9	14	15	17	24	17	18	13	14			156
3 Mo Rate of Ab	0.94	1.21	1.10	2.19	1.61	1.87	1.45	1.18	1.80	1.47			1.48
Active Listings	16	15	22	23	16	31	22	25	25	24			22
Under Contracts	18	27	28	36	48	34	36	24	29	19			30

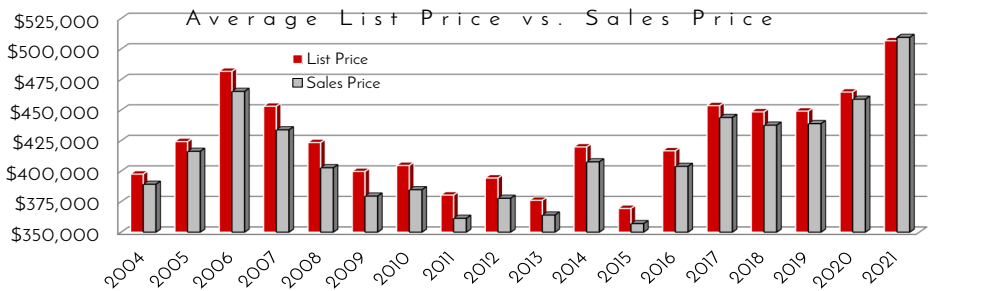
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	33	26	-21.89%
Sales Price	\$508,418	\$571,216	12.35%
LP:SP	100.50%	102.38%	1.87%
SP:AV	3.24	1.67	-48.60%



YTD	2021	2022	% Change
# Units Sold	196	156	-20.41%
Rate of Ab 3 Mo	2.02	1.47	-27.23%
Actives	26	24	-7.69%
Under Contracts	30	19	-36.67%

Springfield Yearly Market Trends

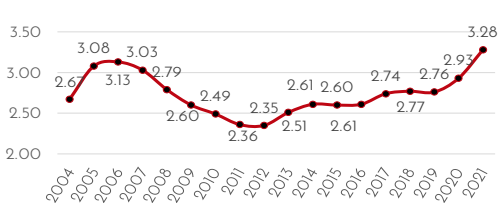


Year	LP	SP
2004	\$397,538	\$389,224
2005	\$424,179	\$416,182
2006	\$481,699	\$465,246
2007	\$453,106	\$433,788
2008	\$423,362	\$402,751
2009	\$399,705	\$379,540
2010	\$404,633	\$384,758
2011	\$380,393	\$361,350
2012	\$394,341	\$377,750
2013	\$376,078	\$364,018
2014	\$419,782	\$407,579
2015	\$369,457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

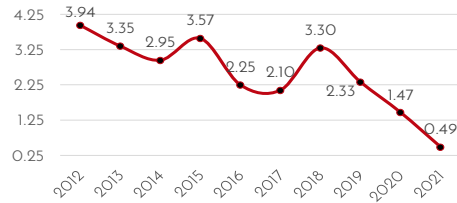
Springfield Yearly Market Trends



Sales Price to Assessed Value Ratio

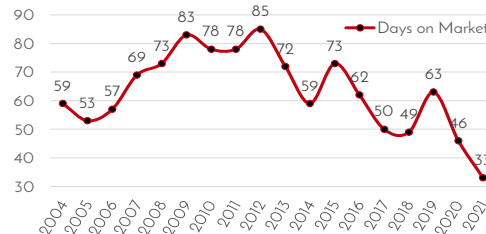


12Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

