



# Springfield

## April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	31- A Troy Drive	TwnIntUn	2	2.1	5	\$349,900	\$349,900	\$349,900	100.00%	\$322,900	1.08
2	93 Meisel Avenue	Colonial	2	1.0	143	\$385,000	\$385,000	\$375,000	97.40%	\$113,200	3.31
3	15-A Troy Drive	MultiFlr	2	2.1	7	\$379,900	\$379,900	\$379,900	100.00%	\$310,700	1.22
4	112 Battle Hill Avenue	Colonial	3	1.1	20	\$405,000	\$405,000	\$390,000	96.30%	\$463,100	0.84
5	124 S Maple Avenue	CapeCod	4	2.1	25	\$488,000	\$488,000	\$488,000	100.00%	\$137,600	3.55
6	42 Beverly Road	Split Level	3	1.0	8	\$489,900	\$489,900	\$535,000	109.21%	\$448,200	1.19
7	22 Cottler Avenue	Ranch	3	2.0	14	\$530,000	\$530,000	\$540,000	101.89%	\$479,400	1.13
8	232 Lelak Avenue	Split Level	3	2.1	15	\$549,000	\$549,000	\$560,000	102.00%	\$536,200	1.04
9	30 Redwood Road	CapeCod	4	2.0	11	\$465,000	\$465,000	\$560,000	120.43%	\$532,500	1.05
10	60 Fieldstone Drive	Ranch	2	2.0	10	\$519,000	\$519,000	\$575,000	110.79%	\$491,500	1.17
11	294 Milltown Road	Split Level	3	2.1	143	\$529,000	\$549,000	\$580,000	105.65%	\$158,400	3.66
12	91 Pitt Road	Split Level	4	2.1	15	\$665,000	\$665,000	\$655,000	98.50%	\$178,100	3.68
13	33 Laurel Drive	Ranch	3	3.0	10	\$585,000	\$585,000	\$670,000	114.53%	\$512,500	1.31
14	6 Briar Hills Circle	Ranch	3	2.0	43	\$693,900	\$693,900	\$693,900	100.00%	\$195,000	3.56
15	108 Jefferson Terrace	Split Level	4	2.1	9	\$749,900	\$749,900	\$801,000	106.81%	\$436,700	1.83
<b>AVERAGE</b>					<b>32</b>	<b>\$518,900</b>	<b>\$520,233</b>	<b>\$543,513</b>	<b>104.23%</b>		<b>1.98</b>

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

Number of Units:	23
Average List Price:	\$661,452
Average Days on Market:	45

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

Number of Units:	36
Average List Price:	\$564,947
Average Days on Market:	22

# 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									27
List Price	\$507,680	\$448,311	\$548,071	\$520,233									\$508,500
Sales Price	\$510,333	\$450,389	\$583,113	\$543,513									\$522,950
SP:LP%	100.16%	100.33%	104.81%	104.23%									101.91%
SP to AV	3.39	3.16	2.13	1.98									2.87
# Units Sold	15	9	14	15									53
3 Mo Rate of Ab	0.94	1.21	1.10	2.19									1.36
Active Listings	16	15	22	23									19
Under Contracts	18	27	28	36									27

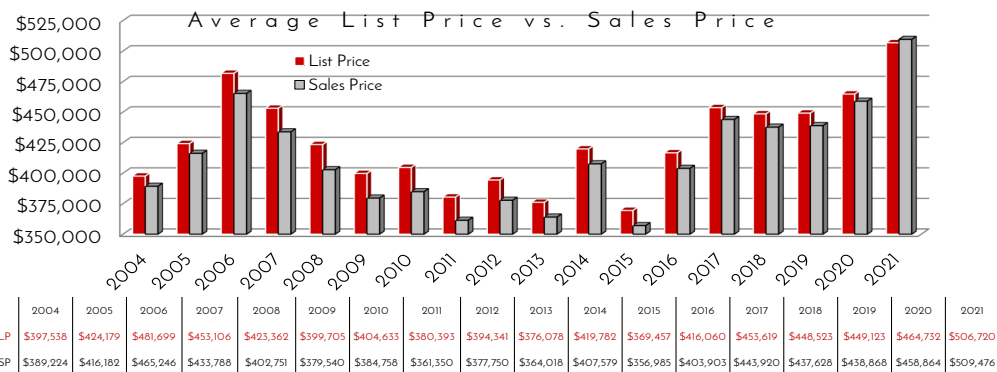
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	41	28	-31.38%
Sales Price	\$513,044	\$528,770	3.07%
LP:SP	99.43%	102.57%	3.16%
SP:AV	3.06	2.62	-14.38%

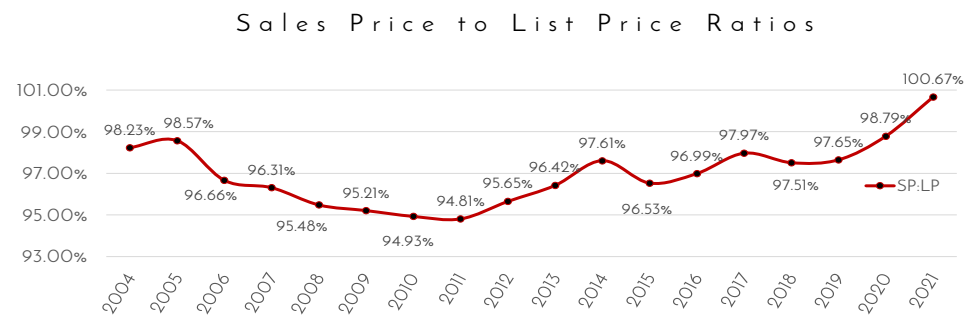


YTD	2021	2022	% Change
# Units Sold	73	53	-27.40%
Rate of Ab 3 Mo	1.62	2.19	35.19%
Actives	27	23	-14.81%
Under Contracts	45	36	-20.00%

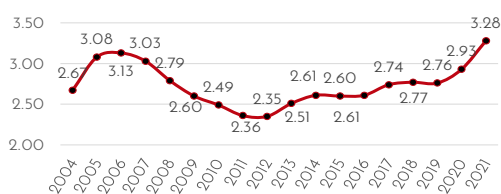
## Springfield Yearly Market Trends



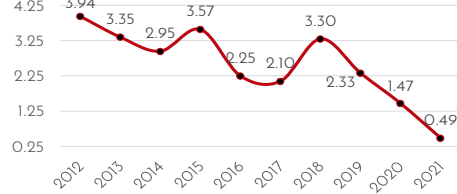
## Springfield Yearly Market Trends



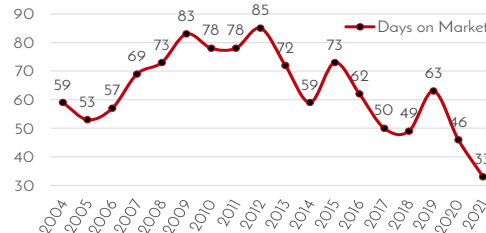
### Sales Price to Assessed Value Ratio



### 12Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

