

Springfield

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1 Troy Drive UA	OneFloor	1	1.0	5	\$279,000	\$279,000	\$290,000	103.94%	\$233,100	1.24
2	22 Troy Drive B22	OneFloor	2	1.0	13	\$349,000	\$349,000	\$355,000	101.72%	\$261,800	1.36
3	64 Marion Avenue	CapeCod	3	1.1	26	\$469,900	\$469,900	\$469,000	99.81%	\$411,400	1.14
4	14 Outlook Way	Ranch	3	3.0	1	\$525,000	\$525,000	\$510,000	97.14%	\$775,400	0.66
5	142 Riverside Drive	Split Level	3	1.1	15	\$519,000	\$519,000	\$519,000	100.00%	\$411,300	1.26
6	240 Milltown Road	Ranch	2	2.0	12	\$475,000	\$475,000	\$560,000	117.89%	\$369,400	1.52
7	51 Tooker Avenue	Colonial	4	2.0	54	\$599,000	\$599,000	\$630,000	105.18%	\$480,000	1.31
8	20 Warwick Circle	RanchExp	4	2.1	8	\$699,000	\$699,000	\$818,000	117.02%	\$828,200	0.99
AVERAGE					17	\$489,363	\$489,363	\$518,875	105.34%		1.18

"Active" Listings in Springfield

Number of Units: 14
 Average List Price: \$508,079
 Average Days on Market: 16

"Under Contract" Listings in Springfield

Number of Units: 23
 Average List Price: \$674,856
 Average Days on Market: 26

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									29
List Price	\$696,380	\$581,940	\$621,550	\$489,363									\$592,376
Sales Price	\$690,800	\$615,350	\$632,207	\$518,875									\$611,065
SP:LP%	99.90%	107.19%	101.33%	105.34%									103.58%
SP to AV	1.33	1.12	1.28	1.18									1.22
# Units Sold	5	10	14	8									37
3 Mo Rate of Ab	0.95	1.17	1.24	1.60									1.24
Active Listings	7	10	14	14									11
Under Contracts	17	14	13	23									17

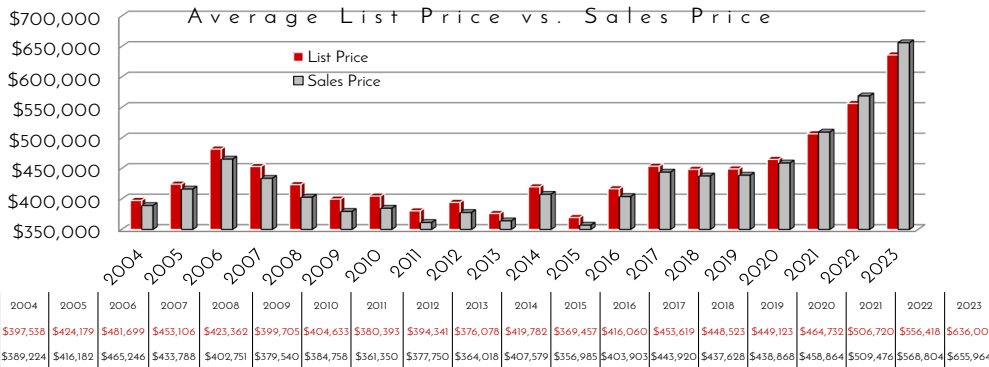
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	35	29	-15.17%
Sales Price	\$581,625	\$611,065	5.06%
LP:SP	102.75%	103.58%	0.81%
SP:AV	1.11	1.22	9.32%



YTD	2023	2024	% Change
# Units Sold	33	37	12.12%
Rate of Ab 3 Mo	1.08	1.24	15.35%
Actives	10	11	12.50%
Under Contracts	20	17	-15.19%

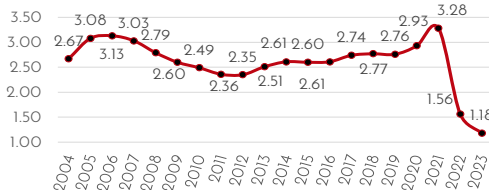
Springfield Yearly Market Trends



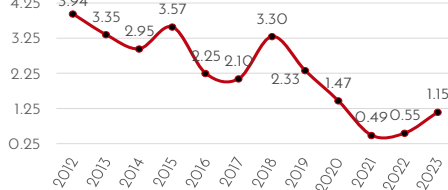
Springfield Yearly Market Trends



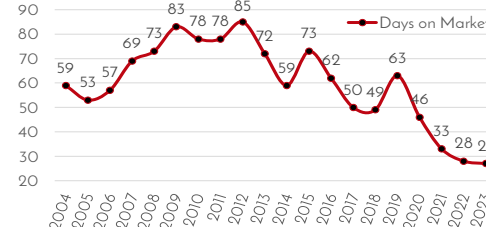
Sales Price to Assessed Value Ratio



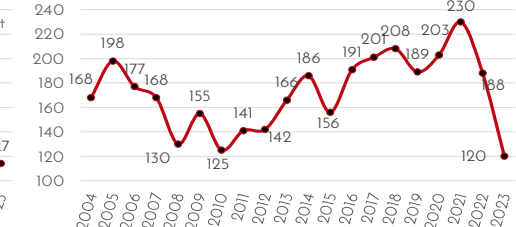
12 Month Rate of Absorption



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.

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Not intended to solicit a property already listed.