



# Springfield

## October 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Troy Drive	OneFloor	1	1.0	43	\$219,000	\$219,000	\$205,000	93.61%	\$68,200	3.01
2	24 D Troy Drive	OneFloor	2	1.0	31	\$269,000	\$269,000	\$270,000	100.37%	\$78,900	3.42
3	823 S Springfield Avenue	TwnIntUn	3	2.1	95	\$429,900	\$399,000	\$385,000	96.49%	\$132,800	2.90
4	118 Henshaw Avenue	Colonial	4	2.0	27	\$489,000	\$489,000	\$499,000	102.04%	\$125,100	3.99
5	113 Irwin Street	Split Level	4	2.0	15	\$579,000	\$579,000	\$600,000	103.63%	\$163,700	3.67
6	7 Prospect Place	Colonial	4	2.1	15	\$559,999	\$559,999	\$600,000	107.14%	\$182,100	3.29
7	124 Briar Hills Circle	Split Level	4	3.0	18	\$675,000	\$675,000	\$685,000	101.48%	\$218,700	3.13
8	41 Highlands Avenue	Ranch	4	2.1	32	\$759,900	\$749,900	\$740,000	98.68%	\$229,700	3.22
9	15 Newbrook Lane	Colonial	5	4.2	30	\$1,147,000	\$1,147,000	\$1,120,000	97.65%	\$332,400	3.37
AVERAGE					34	\$569,755	\$565,211	\$567,111	100.12%		3.33

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

Number of Units: 26  
Average List Price: \$467,827  
Average Days on Market: 45

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

Number of Units: 30  
Average List Price: \$526,893  
Average Days on Market: 38

# 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	33	29	23	25	28	34			33
List Price	\$500,325	\$484,000	\$533,912	\$542,585	\$429,989	\$504,856	\$515,183	\$502,258	\$506,319	\$565,211			\$506,776
Sales Price	\$495,995	\$494,042	\$527,661	\$526,145	\$435,711	\$516,553	\$516,134	\$512,869	\$507,938	\$567,111			\$508,418
SP:LP%	98.96%	101.86%	98.97%	98.92%	101.49%	101.78%	100.28%	102.27%	100.28%	100.12%			100.50%
SP to AV	2.93	3.31	3.02	3.06	3.34	3.32	3.32	3.41	3.30	3.33			3.24
# Units Sold	20	12	21	20	19	32	24	18	21	9			196
3 Mo Rate of Ab	1.26	1.29	1.39	1.62	1.20	1.32	1.60	1.14	1.58	2.02			1.44
Active Listings	25	28	28	27	24	27	40	25	23	26			27
Under Contracts	31	30	39	45	56	37	33	37	25	30			36

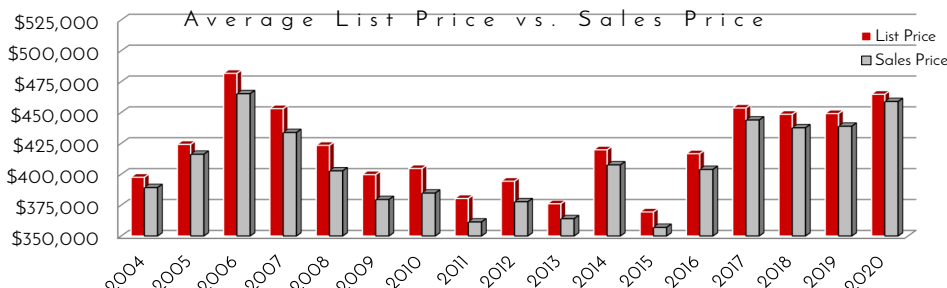
## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	47	33	-29.36%
Sales Price	\$463,612	\$508,418	9.66%
LP:SP	98.67%	100.50%	1.85%
SP:AV	2.92	3.24	11.03%



YTD	2020	2021	% Change
# Units Sold	185	196	5.95%
Rate of Ab 3 Mo	1.68	2.02	20.24%
Actives	38	26	-31.58%
Under Contracts	40	30	-25.00%

## Springfield Yearly Market Trends



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

## Springfield Yearly Market Trends

