



# Springfield

## November 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16-C Troy Drive Bldg 24	OneFloor	2	1.0	15	\$235,000	\$235,000	\$236,500	100.64%	\$76,300	3.10
2	190 Morris Avenue	OneFloor	1	1.0	14	\$239,900	\$239,900	\$237,900	99.17%	\$70,700	3.36
3	71 Warner Avenue	CapeCod	4	2.0	75	\$310,000	\$310,000	\$312,100	100.68%	\$114,900	2.72
4	3707 Park Place	TwnIntUn	3	2.1	6	\$469,000	\$469,000	\$530,000	113.01%	\$172,700	3.07
5	18 Cambridge Terrace	Split Level	3	2.0	30	\$579,000	\$549,900	\$545,000	99.11%	\$168,300	3.24
6	94 Kew Drive	CapeCod	3	2.0	13	\$519,000	\$519,000	\$550,000	105.97%	\$152,700	3.60
7	33 S Derby Road	Split Level	3	2.1	8	\$559,000	\$559,000	\$600,000	107.33%	\$170,300	3.52
8	33 Cottage Lane	Split Level	5	2.1	14	\$585,000	\$585,000	\$613,000	104.79%	\$193,900	3.16
9	30 Richland Drive	Custom	3	3.0	15	\$629,900	\$629,900	\$675,000	107.16%	\$223,900	3.01
10	121 Lyons Place	Colonial	4	2.1	24	\$659,000	\$659,000	\$675,000	102.43%	\$173,000	3.90
11	206 Hillside Avenue	Colonial	4	3.1	15	\$665,000	\$665,000	\$675,000	101.50%	\$202,000	3.34
12	108 Warwick Circle	Split Level	3	2.1	69	\$699,900	\$699,900	\$685,000	97.87%	\$177,900	3.85
13	22 Juniper Way	Ranch	3	2.1	21	\$699,000	\$699,000	\$695,000	99.43%	\$220,000	3.16
<b>AVERAGE</b>					25	\$526,823	\$524,585	\$540,731	103.01%		3.31

### *"Active"* Listings in Springfield

Number of Units: 17  
 Average List Price: \$496,618  
 Average Days on Market: 64

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

Number of Units: 30  
 Average List Price: \$496,907  
 Average Days on Market: 35

# 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	25		32
List Price	\$500,325	\$484,000	\$533,912	\$542,585	\$429,989	\$504,856	\$515,183	\$502,258	\$506,319	\$565,211	\$524,585		\$507,884
Sales Price	\$495,995	\$494,042	\$527,661	\$526,145	\$435,711	\$516,553	\$516,134	\$512,869	\$507,938	\$567,111	\$540,731		\$510,428
SP:LP%	98.96%	101.86%	98.97%	98.92%	101.49%	101.78%	100.28%	102.27%	100.28%	100.12%	103.01%		100.66%
SP to AV	2.93	3.31	3.02	3.06	3.34	3.32	3.32	3.41	3.30	3.33	3.31		3.25
# Units Sold	20	12	21	20	19	32	24	18	21	9	13		209
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	1.50		1.45
Active Listings	25	28	28	27	24	27	40	25	23	26	17		26
Under Contracts	31	30	39	45	56	37	33	37	25	30	30		36

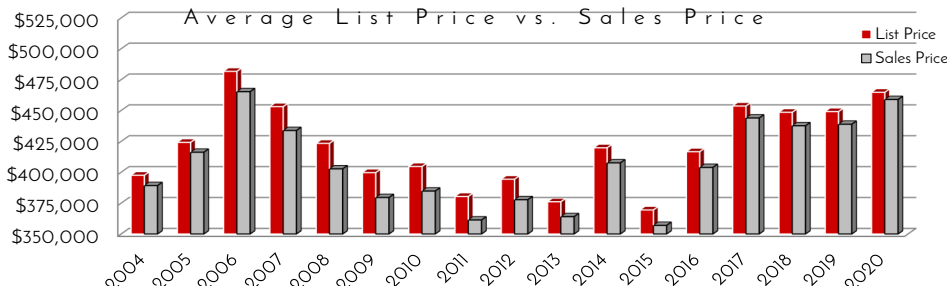
## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	46	32	-30.26%
Sales Price	\$458,864	\$510,428	11.24%
LP:SP	98.79%	100.66%	1.89%
SP:AV	2.93	3.25	10.74%



YTD	2020	2021	% Change
# Units Sold	203	209	2.96%
Rate of Ab 3 Mo	1.75	1.50	-14.29%
Actives	39	17	-56.41%
Under Contracts	35	30	-14.29%

## 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

