

# Springfield

May 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	75-B Troy Drive Bldg 10	OneFloor	1	1.0	36	\$179,900	\$172,900	\$170,500	98.61%	\$66,000	2.58
2	191 Tooker Avenue	Colonial	3	1.0	392	\$325,000	\$292,000	\$292,000	100.00%	\$178,300	1.64
3	110 Adams Terrace	Ranch	3	1.0	9	\$379,000	\$379,000	\$340,000	89.71%	\$123,300	2.76
4	955 S Springfield Avenue C510	TwnIntUn	3	2.1	0	\$375,000	\$375,000	\$345,000	92.00%	\$150,300	2.30
5	61 Meisel Avenue	Colonial	3	1.1	17	\$375,000	\$375,000	\$375,000	100.00%	\$136,900	2.74
6	11 Cambridge Terrace	Ranch	3	1.0	40	\$393,900	\$393,900	\$387,000	98.25%	\$118,100	3.28
7	53 Park Lane	Colonial	3	1.1	23	\$450,000	\$450,000	\$440,000	97.78%	\$136,700	3.22
8	19 Marcy Avenue	Colonial	4	2.0	14	\$459,900	\$459,900	\$459,900	100.00%	\$138,200	3.33
9	14 Henshaw Avenue	Colonial	4	2.0	46	\$469,000	\$469,000	\$464,000	98.93%	\$155,300	2.99
10	7 Prospect Place	Colonial	4	2.1	15	\$485,000	\$485,000	\$485,000	100.00%	\$182,100	2.66
11	260 Short Hills Avenue	Colonial	4	2.2	28	\$499,999	\$499,999	\$486,500	97.30%	\$139,700	3.48
12	10 Janet Lane	Split Level	4	2.1	19	\$525,000	\$525,000	\$500,000	95.24%	\$189,800	2.63
13	44 Garden Oval	Split Level	3	3.1	0	\$539,999	\$539,999	\$540,000	100.00%	\$148,800	3.63
14	418 Rolling Rock Road	Colonial	4	3.1	56	\$629,000	\$529,000	\$545,000	103.02%	\$246,000	2.22
15	154 Hawthorne Avenue	Colonial	4	2.1	8	\$569,000	\$569,000	\$555,000	97.54%		
16	18 Green Hill Road	Colonial	4	3.1	47	\$725,000	\$725,000	\$700,000	96.55%	\$254,900	2.75
AVERAGE					47	\$461,231	\$452,481	\$442,806	97.81%		2.81

## **"ACTIVE"** Listings in Springfield

**Number of Units:** 57  
**Average List Price:** \$540,619  
**Average Days on Market:** 70

## **"UNDER CONTRACT"** Listings in Springfield

**Number of Units:** 44  
**Average List Price:** \$504,552  
**Average Days on Market:** 51

# Springfield 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	59	65	55	41	47								53
List Price	\$412,550	\$482,754	\$457,069	\$396,571	\$452,481								\$438,668
Sales Price	\$402,118	\$468,346	\$443,723	\$396,643	\$442,806								\$429,189
Sales Price as a % of List Price	97.49%	96.65%	97.52%	100.05%	97.81%								97.91%
Sales Price to Assessed Value	2.52	2.81	2.66	2.81	2.81								2.72
# Units Sold	17	13	13	14	16								73
Active Listings	47	47	54	52	57								51
Under Contracts	21	37	40	43	44								37

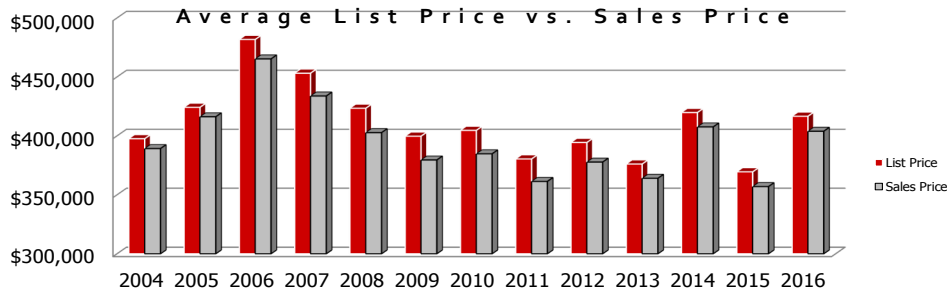
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	64	53	-16.64%
Sales Price	\$360,575	\$429,189	19.03%
Assessed Value to Sales Price	2.81	2.72	-3.16%

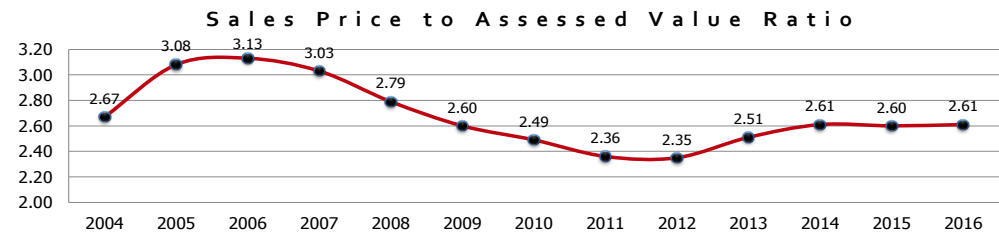


	2016	2017	% Change
# Units Sold	81	73	-9.88%
Active Listings	73	57	-21.92%
Under Contracts	35	44	25.71%

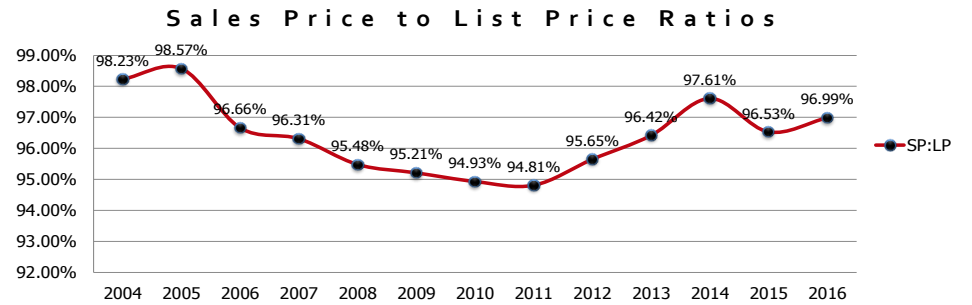
## Springfield Yearly Market Trends



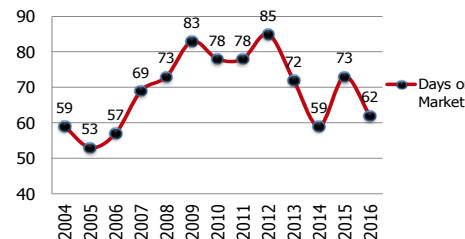
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903



## Springfield Yearly Market Trends



### Average Days on Market



### Number of Units Sold

