

# SPRINGFIELD TWP.

## Market Snapshot

SOLD in May 2018

| UNITS | ADDRESS                    | STYLE    | BEDRMS | BATHS | DOM | ORIG. LIST PRICE | LIST PRICE | SALES PRICE | SP:LP   | TOTAL ASSESSMENT |
|-------|----------------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|
| 1     | 22 Green Hill Road         | Colonial | 5      | 2.1   | 40  | \$689,900        | \$689,900  | \$689,900   | 100.00% | 266,600          |
| 2     | 127 Newbrook Lane          | SplitLev | 4      | 2.1   | 37  | \$649,900        | \$649,900  | \$645,000   | 99.25%  | 240,000          |
| 3     | 105 Hawthorne Avenue       | Custom   | 4      | 3     | 103 | \$629,000        | \$629,000  | \$600,000   | 95.39%  | 152,400          |
| 4     | 49 Mohawk Drive            | Colonial | 3      | 3.1   | 67  | \$599,000        | \$649,000  | \$655,000   | 100.92% | 196,700          |
| 5     | 96 Warwick Circle          | Colonial | 4      | 3     | 68  | \$589,000        | \$549,999  | \$530,000   | 96.36%  | 189,500          |
| 6     | 275 Northview Terrace      | SplitLev | 3      | 3     | 40  | \$549,000        | \$549,000  | \$535,000   | 97.45%  | 176,100          |
| 7     | 7 Warwick Circle           | Ranch    | 3      | 2     | 0   | \$527,500        | \$527,500  | \$522,500   | 99.05%  | 195,100          |
| 8     | 88 Garden Oval             | SplitLev | 3      | 1.1   | 52  | \$519,000        | \$499,000  | \$482,500   | 96.69%  | 150,000          |
| 9     | 42 Cambridge Terrace       | OneFloor | 3      | 3     | 43  | \$519,000        | \$519,000  | \$508,000   | 97.88%  | 172,700          |
| 10    | 156 Mountain Avenue        | Colonial | 3      | 2.2   | 1   | \$499,999        | \$499,999  | \$500,000   | 100.00% | 210,000          |
| 11    | 156 Mountain Avenue        | SplitLev | 3      | 2.2   | 1   | \$499,999        | \$499,999  | \$499,999   | 100.00% | 210,000          |
| 12    | 156 Mountain Avenue        | SplitLev | 3      | 2.2   | 1   | \$499,999        | \$499,999  | \$499,999   | 100.00% | 210,000          |
| 13    | 45 Evergreen Avenue        | SplitLev | 4      | 3.1   | 116 | \$495,000        | \$495,000  | \$465,000   | 93.94%  | 189,100          |
| 14    | 17 Springbrook Road        | CapeCod  | 3      | 1.1   | 15  | \$489,000        | \$489,000  | \$485,000   | 99.18%  | 181,400          |
| 15    | 108 Edgewood Avenue        | CapeCod  | 3      | 3     | 13  | \$469,000        | \$469,000  | \$461,000   | 98.29%  | 143,700          |
| 16    | 9 Cottler Avenue           | Colonial | 3      | 2.1   | 20  | \$449,000        | \$449,000  | \$440,000   | 98.00%  | 155,400          |
| 18    | 70 Henshaw Avenue          | TwnIntUn | 3      | 1.1   | 3   | \$439,900        | \$439,900  | \$439,900   | 100.00% | 158,100          |
| 18    | 801 Park Place             | OneFloor | 3      | 2.1   | 9   | \$439,500        | \$439,500  | \$466,000   | 106.03% | 160,400          |
| 19    | 3506 Park Place            | Ranch    | 3      | 2.2   | 3   | \$435,000        | \$435,000  | \$460,000   | 105.75% | 162,700          |
| 20    | 63 Tooker Avenue           | FirstFlr | 3      | 1.1   | 36  | \$395,000        | \$379,000  | \$360,000   | 94.99%  | 133,800          |
| 21    | 55 Diven Street            | MultiFlr | 4      | 2.1   | 27  | \$379,900        | \$379,900  | \$405,000   | 106.61% | 123,300          |
| 22    | 52 Mapes Avenue            | TwnIntUn | 3      | 1     | 165 | \$330,000        | \$299,000  | \$275,000   | 91.97%  | 133,900          |
| 23    | 156 Mountain Avenue        | TwnIntUn | 1      | 1.1   | 0   | \$265,000        | \$265,000  | \$265,000   | 100.00% | 210,000          |
| 24    | 61-A Troy Drive, Bulding 8 | MultiFlr | 2      | 1     | 82  | \$249,900        | \$249,900  | \$237,500   | 95.04%  | 81,100           |
| 25    | 36 Troy Drive              | OneFloor | 2      | 1     | 10  | \$249,900        | \$249,900  | \$241,500   | 96.64%  | 78,900           |
| 26    | 445 Morris Ave, 15-A\      | Ranch    | 1      | 1     | 29  | \$199,000        | \$199,000  | \$175,000   | 87.94%  | 62,400           |

### "ACTIVE" Listings in Springfield Twp.

as of 05/31/2018

Number of Units: 50  
 Average List Price: \$547,207  
 Average Days on Market: 85

### "UNDER CONTRACT" Listings in Springfield Twp.

as of 05/31/2018

Number of Units: 44  
 Average List Price: \$466,740  
 Average Days on Market: 41

## Springfield Twp. 2018 Year to Date Market Trends

|                                       | January   | February  | March     | April     | May       | June | July | August | September | October | November | December | YTD Avg   |
|---------------------------------------|-----------|-----------|-----------|-----------|-----------|------|------|--------|-----------|---------|----------|----------|-----------|
| <b># Units Sold</b>                   | 12        | 6         | 12        | 14        | 26        |      |      |        |           |         |          |          | 14        |
| <b>Active Listings</b>                | 10        | 19        | 29        | 49        | 22        |      |      |        |           |         |          |          | 26        |
| <b>Avg List Price</b>                 | \$484,578 | \$559,667 | \$530,506 | \$512,538 | \$559,072 |      |      |        |           |         |          |          | \$529,272 |
| <b>Avg Sales Price</b>                | \$525,458 | \$395,816 | \$347,360 | \$414,014 | \$455,530 |      |      |        |           |         |          |          | \$427,636 |
| <b>Days on Market</b>                 | 73        | 58        | 49        | 46        | 37        |      |      |        |           |         |          |          | 53        |
| <b>Sales Price as % of List Price</b> | 108.44%   | 70.72%    | 65.48%    | 80.78%    | 81.48%    |      |      |        |           |         |          |          | 81%       |
| <b>Under Contract</b>                 | 1         | 4         | 13        | 41        | 44        |      |      |        |           |         |          |          | 21        |

### 1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

|                            | 2017      | 2018      | % Change |
|----------------------------|-----------|-----------|----------|
| <b># Units Sold</b>        | 75        | 70        | -6.67%   |
| <b>Avg. Days on Market</b> | 53        | 49        | -7.55%   |
| <b>Avg. Sales Price</b>    | \$429,377 | \$435,553 | 1.44%    |



### Springfield Twp. Yearly Market Trends

2014 to 2017

|                       | 2014      | 2015      | 2016      | 2017      |
|-----------------------|-----------|-----------|-----------|-----------|
| <b>LP</b>             | \$419,997 | \$370,691 | \$415,432 | \$451,746 |
| <b>SP</b>             | \$407,618 | \$358,219 | \$402,436 | \$442,054 |
| <b>LP to SP Ratio</b> | 97.05%    | 96.64%    | 96.87%    | 97.85%    |

