

# Springfield

## November 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	799C Mountain Avenue	OneFloor	2	1.0	39	\$169,900	\$169,900	\$164,000	96.53%	\$65,400	2.51
2	2-C Troy Drive Bldg 27	OneFloor	1	1.0	6	\$179,900	\$179,900	\$175,000	97.28%	\$66,000	2.65
3	16-D Troy Drive Bldg 24	OneFloor	2	1.0	22	\$219,500	\$219,500	\$208,000	94.76%	\$76,300	2.73
4	15 Alvin Terrace	Colonial	3	2.0	0	\$284,999	\$284,999	\$285,000	100.00%	\$108,800	2.62
5	91 Jefferson Terrace	SplitLev	3	1.1	29	\$324,000	\$324,000	\$300,000	92.59%	\$134,000	2.24
6	36 Edgewood Avenue	SplitLev	3	1.1	75	\$350,000	\$330,000	\$324,000	98.18%	\$128,800	2.52
7	26 Bernadette Court	Colonial	4	2.2	345	\$489,000	\$489,000	\$375,000	76.69%	\$221,900	1.69
8	38 Redwood Road	SplitLev	4	1.1	60	\$419,999	\$375,000	\$375,950	100.25%	\$172,000	2.19
9	123 Bryant Avenue	CapeCod	4	3.0	10	\$379,900	\$379,900	\$379,900	100.00%	\$162,600	2.34
10	61 Garden Oval	SplitLev	3	2.0	53	\$439,900	\$449,000	\$440,000	98.00%	\$158,600	2.77
11	955 S Springfield Avenue 807	TwnEndUn	3	2.1	25	\$459,000	\$459,000	\$450,000	98.04%	\$163,600	2.75
12	17 Severna Avenue	Colonial	3	1.1	129	\$535,000	\$469,000	\$465,000	99.15%	\$146,000	3.18
13	6 Woodside Road	SplitLev	5	3.1	29	\$669,000	\$669,000	\$610,000	91.18%	\$188,300	3.24
AVERAGE					63	\$378,469	\$369,092	\$350,142	95.59%		2.57

### ***"ACTIVE"*** LISTINGS IN SPRINGFIELD

**Number of Units:** 55  
**Average List Price:** \$432,983  
**Average Days on Market:** 89

### ***"UNDER CONTRACT"*** LISTINGS IN SPRINGFIELD

**Number of Units:** 27  
**Average List Price:** \$362,322  
**Average Days on Market:** 80

# Springfield 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	56	100	62	81	38	36	40	53	51	64	63		55
List Price	\$376,290	\$417,380	\$412,544	\$457,600	\$384,408	\$349,812	\$477,050	\$470,760	\$444,084	\$399,384	\$369,092		\$417,276
Sales Price	\$366,250	\$405,540	\$399,889	\$444,808	\$383,458	\$346,812	\$462,881	\$457,057	\$430,145	\$380,447	\$350,142		\$405,427
Sales Price as a % of List Price	97.57%	96.50%	96.81%	97.12%	99.58%	99.14%	97.54%	97.10%	97.30%	94.91%	95.59%		97.27%
Sales Price to Assessed Value	2.46	2.61	2.41	2.58	2.77	2.58	2.78	2.60	2.65	2.52	2.57		2.60
# Units Sold	10	10	9	13	12	26	20	25	19	19	13		176
Active Listings	49	43	69	79	83	86	80	74	55	57	55		66
Under Contracts	24	32	53	51	55	48	46	31	37	39	27		40

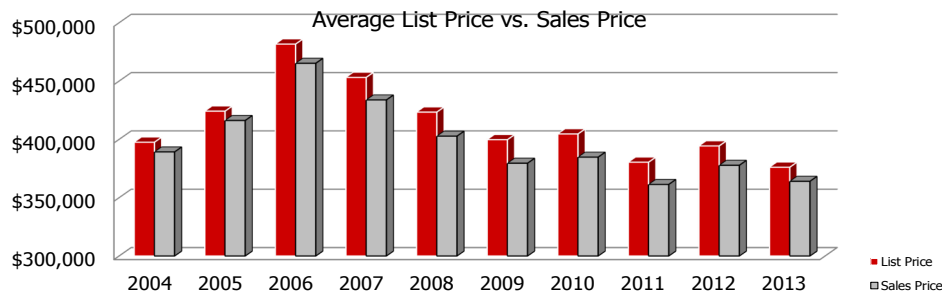
## Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	69	55	-19.44%
Sales Price	\$362,644	\$405,427	11.80%
Sales Price as a % of List Price	96.55%	97.27%	0.75%



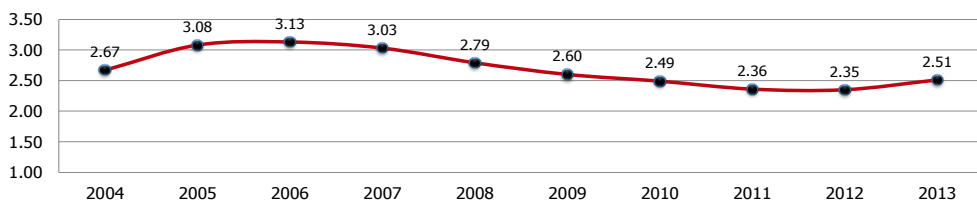
	2013	2014	% Change
# Units Sold	147	176	19.73%
Active Listings	47	55	17.02%
Under Contracts	29	27	-6.90%

## Springfield 2004-2013



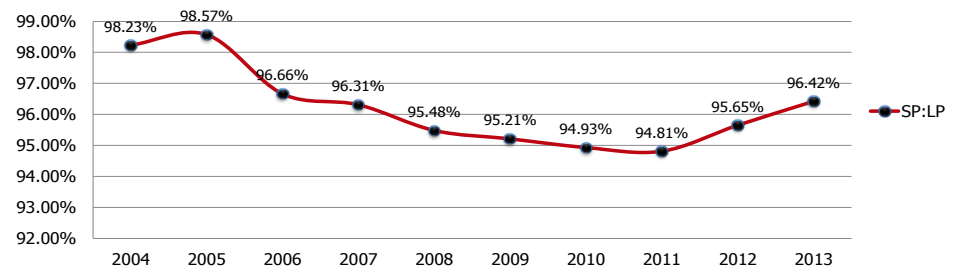
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018

Sales Price to Assessed Value Ratio

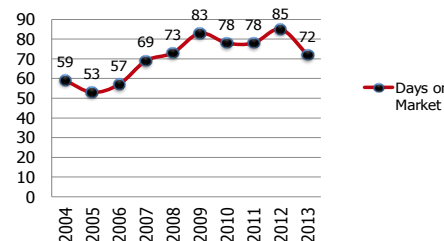


## Springfield 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

