

Springfield

October 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	72 Warner Avenue	Colonial	3	1.1	83	\$259,000	\$219,000	\$190,000	86.76%	\$99,600	1.91
2	82D Troy Drive Bldg 17	OneFloor	2	1.0	101	\$239,999	\$229,900	\$215,000	93.52%	\$74,300	2.89
3	158 Baltusrol Avenue	Colonial	3	1.1	149	\$499,000	\$449,000	\$420,000	93.54%	\$146,400	2.87
4	174 S Springfield Avenue	Ranch	2	1.0	137	\$318,900	\$318,900	\$285,000	89.37%	\$119,300	2.39
5	2-A - Troy Drive Bld 27	OneFloor	2	1.0	115	\$215,000	\$209,900	\$204,000	97.19%	\$74,300	2.75
6	955 S Springfield Ave C110	TwnIntUn	2	3.1	90	\$399,000	\$369,000	\$369,500	100.14%	\$174,500	2.12
7	76 Tree Top Drive	RanchRas	5	4.2	103	\$899,000	\$774,000	\$725,000	93.67%	\$364,500	1.99
8	955 S Springfield Ave 1108	TwnIntUn	2	2.1	30	\$410,000	\$410,000	\$385,000	93.90%	\$143,200	2.69
9	4 Prospect Place	Colonial	3	1.1	107	\$359,000	\$349,000	\$340,000	97.42%	\$140,000	2.43
10	22 Alvin Terrace	SplitLev	3	2.0	41	\$419,900	\$419,900	\$400,000	95.26%	\$143,200	2.79
11	955 S Springfield Ave 707	TwnIntUn	2	2.1	41	\$379,000	\$379,000	\$365,000	96.31%	\$143,200	2.55
12	154 Lelak Avenue	Ranch	3	2.0	78	\$359,900	\$359,900	\$320,000	88.91%	\$148,100	2.16
13	71 Garden Oval	SplitLev	3	2.0	51	\$525,000	\$525,000	\$500,000	95.24%	\$155,500	3.22
14	155 Linden Avenue	Colonial	3	2.1	57	\$419,900	\$409,900	\$380,000	92.71%	\$162,400	2.34
15	62 Rose Avenue	Ranch	3	1.0	14	\$339,000	\$339,000	\$330,000	97.35%	\$126,100	2.62
16	16-C Troy Drive Bldg 24	FirstFlr	2	1.0	15	\$199,000	\$199,000	\$185,000	92.96%	\$76,300	2.42
17	92 Irwin Street	SplitLev	3	1.1	11	\$279,900	\$279,900	\$285,000	101.82%	\$144,100	1.98
18	143 Pitt Road	RanchExp	3	3.0	0	\$549,000	\$549,000	\$540,000	98.36%	\$170,500	3.17
19	33 Fieldstone Drive	Colonial	4	2.1	0	\$799,000	\$799,000	\$790,000	98.87%		
AVERAGE					64	\$414,132	\$399,384	\$380,447	94.91%		2.52

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 55
Average List Price: \$437,080
Average Days on Market: 95

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 37
Average List Price: \$348,992
Average Days on Market: 70

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			55
List Price	\$376,290	\$417,380	\$412,544	\$457,600	\$384,408	\$349,812	\$477,050	\$470,760	\$444,084	\$399,384			\$421,118
Sales Price	\$366,250	\$405,540	\$399,889	\$444,808	\$383,458	\$346,812	\$462,881	\$457,057	\$430,145	\$380,447			\$409,836
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%			97.41%
Sales Price to	2.46	2.61	2.41	2.58	2.77	2.58	2.78	2.60	2.65	2.52			2.61
# Units Sold	10	10	9	13	12	26	20	25	19	19			163
Active Listings	49	43	69	79	83	86	80	74	55	57			68
Under Contracts	24	32	53	51	55	48	46	31	37	39			42

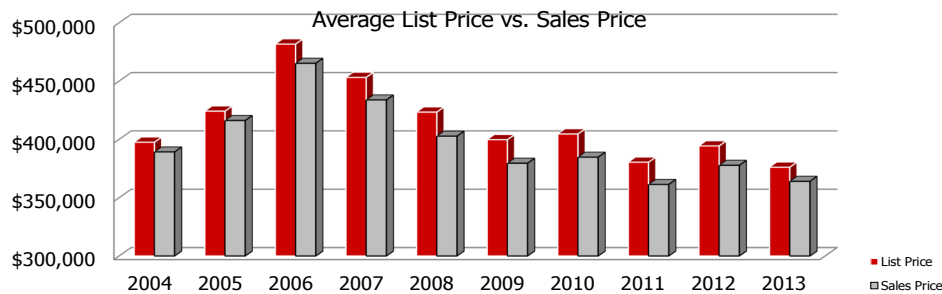
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	71	55	-22.85%
Sales Price	\$358,211	\$409,836	14.41%
Sales Price as a % of List Price	96.51%	97.41%	0.93%



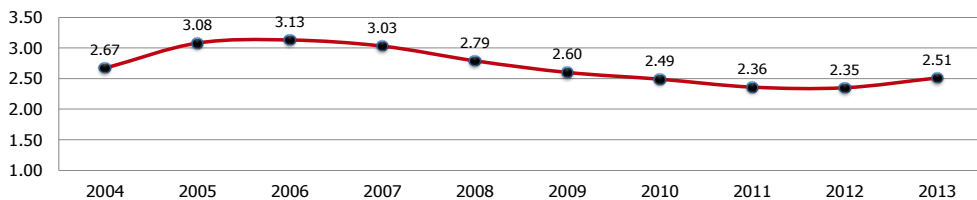
	2013	2014	% Change
# Units Sold	131	163	24.43%
Active Listings	59	57	-3.39%
Under Contracts	36	39	8.33%

Springfield 2004-2013



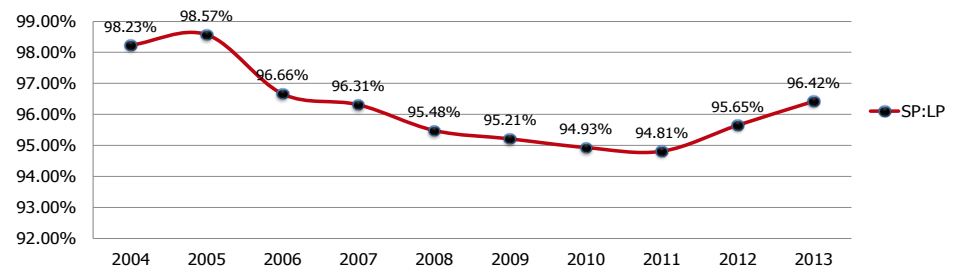
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018

Sales Price to Assessed Value Ratio

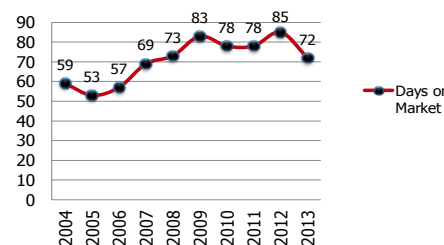


Springfield 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

