

Springfield

July 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20-B Troy Drive	OneFloor	1	1.0	33	\$169,000	\$159,000	\$149,500	94.03%	\$60,000	2.49
2	101-D Troy Drive Bldg 14	OneFloor	2	1.0	65	\$214,000	\$214,000	\$210,000	98.13%	\$74,300	2.83
3	84-D Troy Drive Bldg 17	OneFloor	2	1.0	50	\$230,000	\$230,000	\$225,000	97.83%	\$78,900	2.85
4	30-A Troy Drive Unit 22	FirstFlr	2	1.0	14	\$247,000	\$247,000	\$245,000	99.19%	\$76,300	3.21
5	252 Short Hills Avenue	Colonial	3	1.1	175	\$429,900	\$389,900	\$320,000	82.07%	\$129,800	2.47
6	231 Milltown Road	Split Level	4	1.1	80	\$367,500	\$367,500	\$328,000	89.25%	\$207,400	1.58
7	124 Hawthorne Avenue	Split Level	2	1.0	199	\$349,900	\$349,900	\$335,000	95.74%	\$109,600	3.06
8	823 S Springfield Avenue	TwnIntUn	3	2.1	39	\$349,000	\$349,000	\$335,000	95.99%	\$132,800	2.52
9	34 Battle Hill Avenue	Colonial	3	1.1	22	\$339,000	\$339,000	\$339,000	100.00%	\$119,900	2.83
10	11 Marcy Avenue	CapeCod	3	2.0	69	\$349,900	\$344,800	\$344,800	100.00%	\$143,800	2.40
11	823 S Springfield Avenue	TwnEndUn	3	2.1	48	\$360,000	\$360,000	\$350,000	97.22%	\$132,800	2.64
12	955 S Springfield Ave 3206	TwnEndUn	3	2.1	51	\$389,000	\$379,000	\$370,000	97.63%	\$172,700	2.14
13	407 Hillside Avenue	RanchRas	3	2.0	21	\$399,000	\$399,000	\$385,000	96.49%	\$133,700	2.88
14	166 Tooker Avenue	Colonial	4	1.1	12	\$429,900	\$429,900	\$440,000	102.35%	\$120,200	3.66
15	22 Clinton Avenue	Colonial	4	3.1	14	\$459,000	\$459,000	\$470,000	102.40%		
16	21 Molter Avenue	Colonial	4	1.1	13	\$495,000	\$495,000	\$480,000	96.97%	\$135,900	3.53
17	73 Sherwood Road	Colonial	3	3.1	1	\$500,000	\$500,000	\$500,000	100.00%	\$205,100	2.44
18	22 Lewis Drive	Colonial	3	1.1	17	\$480,000	\$480,000	\$510,000	106.25%	\$145,700	3.50
19	46 Garden Oval	Split Level	3	2.1	17	\$549,000	\$549,000	\$533,000	97.09%	\$173,300	3.08
20	23 Shelley Road	Split Level	3	2.1	14	\$548,800	\$548,800	\$535,000	97.49%	\$198,900	2.69
21	18 Hemlock Terrace	Split Level	4	2.1	30	\$569,000	\$549,000	\$540,000	98.36%	\$186,300	2.90
22	26 Sycamore Terrace	Split Level	4	2.1	79	\$574,000	\$559,000	\$559,000	100.00%	\$196,400	2.85
23	569 Ashwood Road	Colonial	5	3.2	113	\$799,000	\$749,000	\$689,000	91.99%	\$261,100	2.64
24	9 Far Hills Road	Colonial	6	5.0	89	\$1,149,000	\$950,000	\$900,000	94.74%	\$501,200	1.80
25	3 Madden Court	Colonial	5	3.1	133	\$945,000	\$945,000	\$920,000	97.35%		
AVERAGE					56	\$467,636	\$453,672	\$440,492	97.14%		2.74

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 59
Average List Price: \$500,354
Average Days on Market: 82

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 35
Average List Price: \$470,731
Average Days on Market: 69

Springfield 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	74	87	67	44	46	43	56						60
List Price	\$316,541	\$389,325	\$380,250	\$373,099	\$403,294	\$478,222	\$453,672						\$398,460
Sales Price	\$301,582	\$376,944	\$373,281	\$359,536	\$391,256	\$458,300	\$440,492						\$385,597
Sales Price as a % of List Price	95.89%	96.51%	98.06%	96.19%	96.67%	96.50%	97.14%						96.76%
Sales Price to Assessed Value	2.27	2.37	2.69	2.57	2.69	2.62	2.74						2.57
# Units Sold	17	16	16	14	18	9	25						115
Active Listings	46	48	69	72	73	66	59						62
Under Contracts	37	36	38	40	35	38	35						37

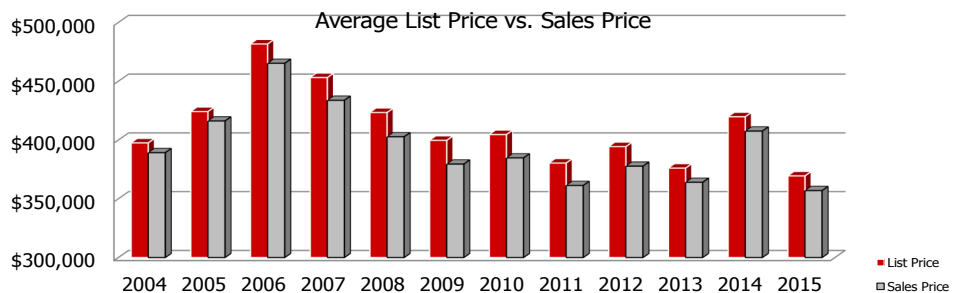
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	79	60	-23.18%
Sales Price	\$359,539	\$385,597	7.25%
Assessed Value to Sales Price	2.61	2.57	-1.31%

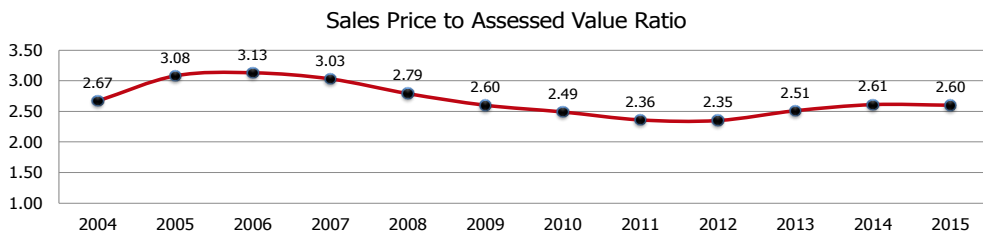


	2015	2016	% Change
# Units Sold	86	115	33.72%
Active Listings	77	59	-23.38%
Under Contracts	36	35	-2.78%

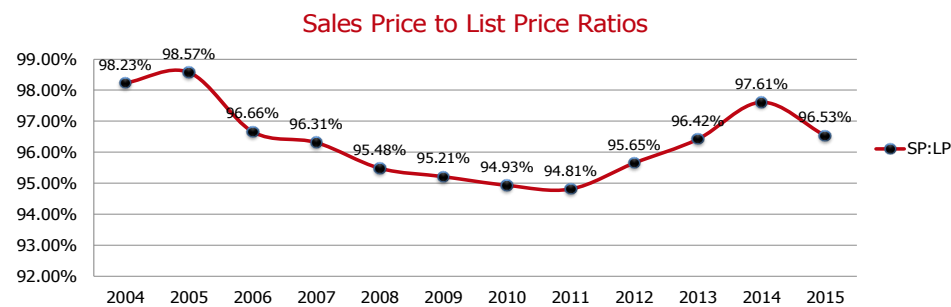
Springfield Yearly Market Trends



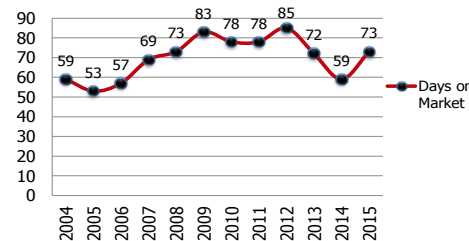
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

