

# Springfield

## March 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	170 Newbrook Lane	Split Level	4	2.1	324	\$669,000	\$499,000	\$494,000	99.00%	\$258,000	1.91
2	955 S Springfield Ave 307	TwnEndUn	3	3.1	148	\$439,000	\$389,000	\$375,000	96.40%	\$169,200	2.22
3	955 S Springfield Ave 2503	TwnIntUn	3	2.2	117	\$419,900	\$398,900	\$395,000	99.02%	\$151,300	2.61
4	104 Tooker Avenue	Colonial	4	4.0	111	\$399,500	\$399,500	\$395,000	98.87%	\$135,100	2.92
5	140 Briar Hills Circle	Split Level	3	1.1	107	\$399,900	\$399,900	\$370,000	92.52%	\$160,200	2.31
6	29 Mapes Avenue	Split Level	3	1.0	80	\$299,900	\$299,900	\$282,000	94.03%	\$131,100	2.15
7	955 S Springfield Ave C104	TwnIntUn	2	2.1	56	\$399,000	\$399,000	\$390,000	97.74%	\$155,300	2.51
8	72 Denham Road	Colonial	3	1.1	11	\$399,000	\$399,000	\$370,000	92.73%	\$169,200	2.19
9	50-B Troy Drive Bldg 20	OneFloor	1	1.0	29	\$195,000	\$195,000	\$187,500	96.15%	\$66,000	2.84
10	91 Ruby Street	Bi-Level	4	3.0	9	\$425,000	\$425,000	\$420,000	98.82%	\$129,700	3.24
11	54 Keeler Street	Colonial	3	1.1	20	\$344,900	\$344,900	\$344,000	99.74%	\$126,700	2.72
12	8 Troy Drive	OneFloor	2	1.0	14	\$240,000	\$240,000	\$240,000	100.00%	\$76,300	3.15
13	2 Glenview Drive	Ranch	3	2.1	26	\$428,000	\$428,000	\$430,000	100.47%	\$116,700	3.68
14	955 S Springfield Ave 1303	TwnIntUn	3	3.1	12	\$439,000	\$439,000	\$439,000	100.00%	\$148,300	2.96
15	955 S Springfield Ave 608	TwnIntUn	2	4.0	6	\$428,900	\$428,900	\$417,000	97.23%	\$155,200	2.69
16	19 S Maple Avenue	Colonial	4	1.1	6	\$399,000	\$399,000	\$424,000	106.27%	\$146,200	2.90
AVERAGE					67	\$395,313	\$380,250	\$373,281	98.06%		2.69

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

**Number of Units:** 69  
**Average List Price:** \$527,667  
**Average Days on Market:** 59

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

**Number of Units:** 38  
**Average List Price:** \$402,781  
**Average Days on Market:** 52

# 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										76
List Price	\$316,541	\$389,325	\$380,250										\$361,110
Sales Price	\$301,582	\$376,944	\$373,281										\$349,602
Sales Price as a % of List Price	95.89%	96.51%	98.06%										96.80%
Sales Price to Assessed Value	2.27	2.37	2.69										2.44
# Units Sold	17	16	16										49
Active Listings	46	48	69										54
Under Contracts	37	36	38										37

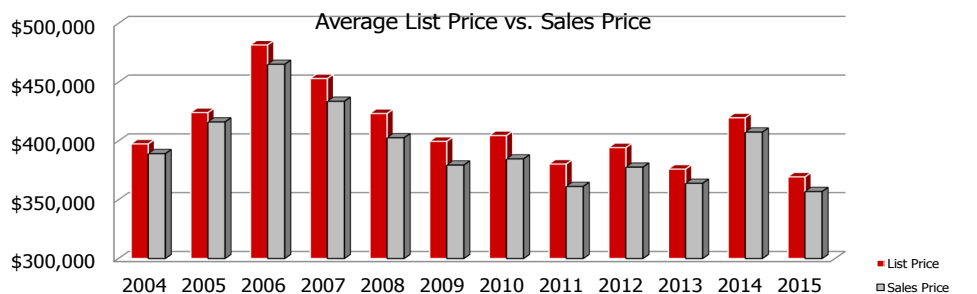
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	88	76	-13.34%
Sales Price	\$336,700	\$349,602	3.83%
Assessed Value to Sales Price	2.48	2.44	-1.43%

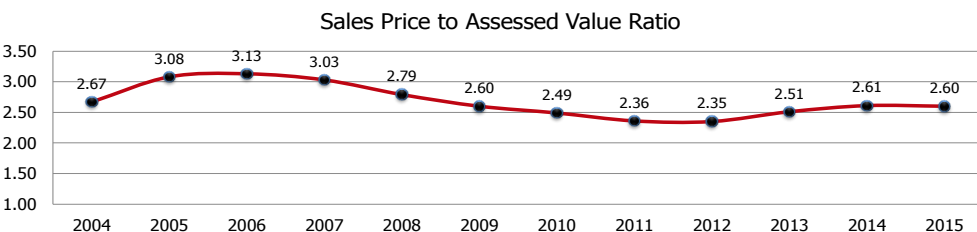


	2015	2016	% Change
# Units Sold	18	49	172.22%
Active Listings	60	69	15.00%
Under Contracts	45	38	-15.56%

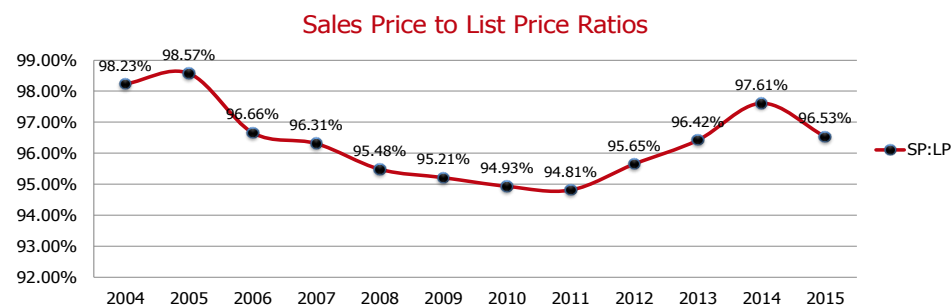
## Springfield Yearly Market Trends



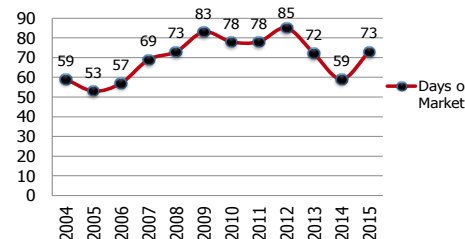
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985



## Springfield Yearly Market Trends



### Average Days on Market



### Number of Units Sold

