

Springfield

October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	83-B Troy Drive Bldg 10	OneFloor	1	1.0	21	\$215,000	\$215,000	\$210,000	97.67%	\$60,000	3.50
2	22-A Troy Drive Bldg 23	OneFloor	2	1.0	13	\$270,000	\$270,000	\$260,000	96.30%	\$74,300	3.50
3	557 S Springfield Avenue	TwnIntUn	2	1.1	15	\$265,000	\$265,000	\$265,000	100.00%	\$93,600	2.83
4	6 Wabeno Avenue	CapeCod	3	1.0	5	\$329,900	\$329,900	\$330,000	100.03%	\$109,700	3.01
5	75 Meckes Street	RanchRas	3	1.1	41	\$399,000	\$389,000	\$380,000	97.69%	\$105,600	3.60
6	32 Garden Oval	Split Level	3	2.0	31	\$429,900	\$429,900	\$400,000	93.04%	\$167,900	2.38
7	1406 Park Place	TwnIntUn	3	2.1	13	\$429,000	\$429,000	\$412,500	96.15%	\$148,300	2.78
8	90 Adams Terrace	Ranch	3	1.0	19	\$389,900	\$389,900	\$413,985	106.18%	\$146,500	2.83
9	156 Mountain Avenue Unit 5	TwnIntUn	3	2.2	179	\$459,999	\$459,999	\$440,000	95.65%	\$182,500	2.41
10	55 Lyons Place	CapeCod	4	2.0	9	\$439,900	\$439,900	\$450,000	102.30%	\$141,200	3.19
11	16 Park Lane	Colonial	3	1.1	12	\$489,000	\$489,000	\$476,500	97.44%	\$146,900	3.24
12	80 Garden Oval	Split Level	3	2.1	11	\$499,000	\$499,000	\$499,000	100.00%	\$165,600	3.01
13	37 Tower Drive	Colonial	4	1.1	23	\$515,000	\$515,000	\$507,500	98.54%	\$161,100	3.15
14	49 Fernhill Road	Ranch	2	2.0	18	\$560,000	\$560,000	\$520,000	92.86%	\$193,100	2.69
15	26 Archbridge Lane	Split Level	4	2.1	22	\$525,000	\$525,000	\$525,000	100.00%	\$188,200	2.79
16	8 Berkeley Road	Split Level	3	2.0	13	\$529,900	\$529,900	\$545,000	102.85%	\$160,100	3.40
17	98 Severna Avenue	Colonial	3	1.1	35	\$564,000	\$549,000	\$549,000	100.00%	\$170,800	3.21
18	39 Smithfield Drive	Split Level	4	2.1	0	\$550,000	\$550,000	\$550,000	100.00%	\$224,100	2.45
19	26 Shunpike Road	Colonial	3	4.0	10	\$575,000	\$575,000	\$575,000	100.00%	\$142,100	4.05
20	34 Christy Lane	Split Level	4	3.0	14	\$579,000	\$579,000	\$595,000	102.76%	\$187,300	3.18
21	3 Kipling Avenue	Custom	4	3.1	27	\$685,000	\$685,000	\$650,000	94.89%	\$221,000	2.94
22	2 Norwood Road	Split Level	4	3.0	11	\$699,000	\$699,000	\$677,500	96.92%	\$189,300	3.58
23	110 Fieldstone Drive	Colonial	4	4.1	4	\$969,000	\$969,000	\$950,000	98.04%		
AVERAGE					24	\$494,196	\$493,109	\$486,130	98.67%		3.08

"Active" Listings in Springfield

Number of Units: 38
 Average List Price: \$518,874
 Average Days on Market: 55

"Under Contract" Listings in Springfield

Number of Units: 40
 Average List Price: \$472,387
 Average Days on Market: 38

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Springfield 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36	57	30	70	39	64	46	49	50	24			47
List Price	\$476,629	\$392,036	\$380,727	\$503,250	\$464,991	\$420,478	\$520,643	\$436,420	\$479,503	\$493,109			\$469,916
Sales Price	\$463,600	\$399,068	\$377,045	\$491,520	\$450,395	\$416,306	\$516,650	\$429,345	\$477,073	\$486,130			\$463,612
SP:LP%	97.21%	103.19%	98.91%	97.62%	97.14%	98.37%	99.36%	98.19%	99.41%	98.67%			98.67%
SP to AV	2.75	2.81	2.79	2.74	3.10	2.83	2.91	2.98	3.01	3.08			2.92
# Units Sold	17	7	11	20	11	16	28	20	32	23			185
3 Mo Rate of Ab	2.33	2.38	3.47	2.82	2.58	1.94	2.71	2.38	1.77	1.68			2.41
Active Listings	45	38	36	35	32	36	48	44	41	38			39
Under Contracts	28	45	41	30	40	44	39	56	41	40			40

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	62	47	-25.21%
Sales Price	\$448,389	\$463,612	3.40%
LP:SP	97.61%	98.67%	1.09%
SP:AV	2.76	2.92	5.69%

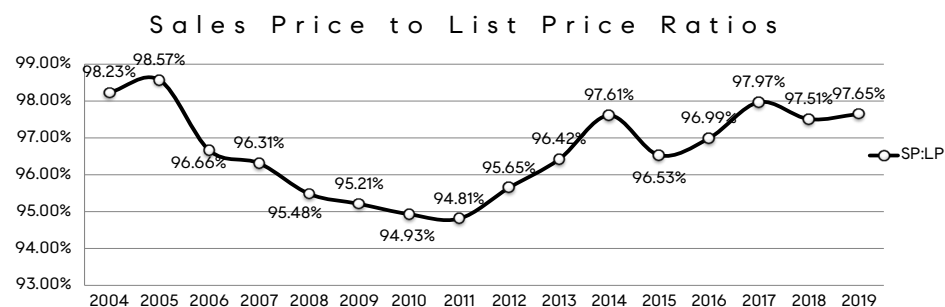


YTD	2019	2020	% Change
# Units Sold	151	185	22.52%
Rate of Ab 3 Mo	5.19	1.68	-67.63%
Actives	59	38	-35.59%
Under Contracts	40	40	0.00%

Springfield Yearly Market Trends



Springfield Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
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	\$416,606	\$453,619	\$448,523	\$449,123
SP	\$389,224	\$416,182	\$446,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903	\$443,920	\$437,628	\$438,868

