

Springfield

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	445 Morris Avenue	OneFloor	1	1.0	55	\$279,000	\$279,000	\$275,000	98.57%	\$188,300	1.46
2	66A Troy Drive	OneFloor	1	1.0	12	\$300,000	\$300,000	\$305,000	101.67%	\$233,100	1.31
3	445 Morris Avenue	OneFloor	1	1.0	6	\$299,000	\$299,000	\$315,000	105.35%	\$188,900	1.67
4	84D Troy Drive	OneFloor	2	1.0	17	\$349,000	\$349,000	\$359,000	102.87%	\$261,800	1.37
5	121 Edgewood Avenue	CapeCod	4	2.0	17	\$499,999	\$499,999	\$525,000	105.00%	\$423,500	1.24
6	6 Joanne Way	SplitLev	3	1.1	7	\$569,999	\$569,999	\$652,000	114.39%	\$482,400	1.35
7	68 Colfax Road	Colonial	3	2.0	23	\$649,000	\$634,000	\$653,250	103.04%	\$509,500	1.28
8	64 S Springfield Avenue	SplitLev	3	2.1	33	\$699,000	\$699,000	\$705,000	100.86%	\$460,500	1.53
9	60 Tooker Avenue	Custom	3	2.1	9	\$679,000	\$679,000	\$777,000	114.43%	\$548,400	1.42
10	28 S Derby Road	SplitLev	4	3.1	88	\$849,999	\$835,000	\$780,000	93.41%	\$662,500	1.18
11	247 Baltusrol Way	Custom	4	3.1	11	\$999,999	\$999,999	\$1,200,000	120.00%	\$952,500	1.26
12	102 Irwin Street	Colonial	5	4.1	10	\$1,285,000	\$1,285,000	\$1,400,000	108.95%	\$921,400	1.52
AVERAGE					24	\$621,583	\$619,083	\$662,188	105.71%		1.38

"Active" Listings in Springfield

Number of Units: 14
Average List Price: \$583,128
Average Days on Market: 80

"Under Contract" Listings in Springfield

Number of Units: 14
Average List Price: \$621,479
Average Days on Market: 36

Springfield 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	14	32	22	13	16	17	37	20	25	18	24	22
List Price	\$579,433	\$589,500	\$764,863	\$584,580	\$633,733	\$752,088	\$667,658	\$633,129	\$592,336	\$744,291	\$664,500	\$619,083	\$665,303
Sales Price	\$609,667	\$582,000	\$840,956	\$613,000	\$678,933	\$822,458	\$707,567	\$649,878	\$644,996	\$763,299	\$687,833	\$662,188	\$706,703
SP:LP%	105.05%	98.70%	109.17%	104.70%	106.53%	109.16%	107.12%	102.42%	109.83%	102.43%	103.51%	105.71%	106.04%
SP to AV	1.28	1.16	1.29	1.43	1.39	1.41	1.35	1.37	1.39	1.41	1.45	1.38	1.38
# Units Sold	9	2	8	5	15	24	12	17	14	13	12	12	143
3 Mo Rate of Ab	0.77	1.74	2.00	4.00	1.89	1.10	1.38	0.89	1.57	1.50	1.43	1.03	1.61
Active Listings	8	8	12	15	17	14	22	17	21	20	19	14	16
Under Contracts	4	12	20	34	35	23	25	21	22	26	20	14	21

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	26	22	-17.48%
Sales Price	\$665,837	\$706,703	6.14%
LP:SP	104.82%	106.04%	1.16%
SP:AV	1.31	1.38	5.27%

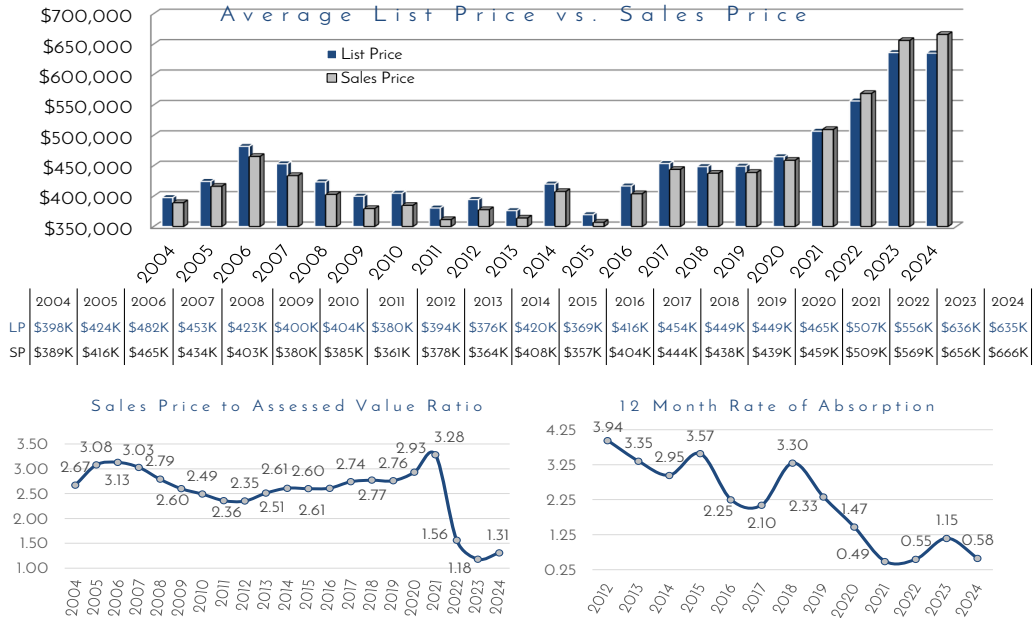
Prominent
Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	164	143	-12.80%
Rate of Ab 3 Mo	1.20	1.61	34.59%
Actives	14	16	14.29%
Under Contracts	22	21	-4.55%

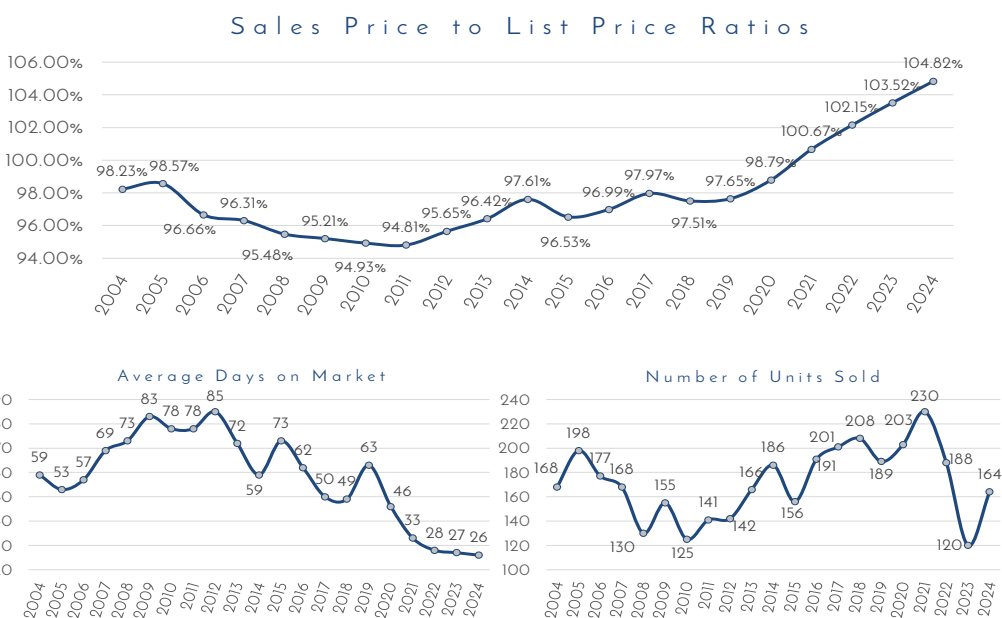
Springfield Yearly Market Trends



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Springfield Yearly Market Trends



Not intended to solicit a property already listed.

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