

Springfield

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	85B Troy Drive	TwnIntUn	2	2.1	40	\$549,900	\$519,000	\$501,000	96.53%	\$312,400	1.60
2	97 Battle Hill Avenue	Colonial	4	2.1	42	\$549,999	\$499,000	\$520,000	104.21%	\$399,800	1.30
3	216 Milltown Road	Ranch	2	1.1	15	\$550,000	\$550,000	\$550,000	100.00%	\$388,600	1.42
4	18 Oakland Avenue	CapeCod	3	2.0	7	\$525,000	\$525,000	\$570,000	108.57%	\$393,400	1.45
5	1806 Park Place	TwnIntUn	2	2.1	15	\$579,000	\$579,000	\$620,000	107.08%	\$430,500	1.44
6	403 Park Place	TwnIntUn	3	3.1	15	\$649,000	\$649,000	\$650,000	100.15%	\$445,500	1.46
7	12 Edgewood Avenue	SplitLev	3	2.0	22	\$675,000	\$675,000	\$702,000	104.00%	\$417,800	1.68
8	159 Tooker Avenue	Colonial	3	2.0	9	\$699,000	\$699,000	\$767,000	109.73%	\$500,200	1.53
9	117 Warwick Circle	Ranch	3	2.1	9	\$749,000	\$749,000	\$787,000	105.07%	\$641,600	1.23
10	387 Hillside Avenue	Ranch	3	3.0	12	\$795,000	\$795,000	\$807,000	101.51%	\$681,800	1.18
11	61 Country Club Lane	SplitLev	6	3.0	14	\$850,000	\$850,000	\$880,000	103.53%	\$515,100	1.71
12	18 Evergreen Avenue	Custom	4	4.0	15	\$885,000	\$885,000	\$900,000	101.69%	\$666,200	1.35
AVERAGE					18	\$671,325	\$664,500	\$687,833	103.51%		1.45

"Active" Listings in Springfield

Number of Units: 19
Average List Price: \$660,768
Average Days on Market: 61

"Under Contract" Listings in Springfield

Number of Units: 20
Average List Price: \$620,090
Average Days on Market: 25

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		21
List Price	\$579,433	\$589,500	\$764,863	\$584,580	\$633,733	\$752,088	\$667,658	\$633,129	\$592,336	\$744,291	\$664,500		\$669,537
Sales Price	\$609,667	\$582,000	\$840,956	\$613,000	\$678,933	\$822,458	\$707,567	\$649,878	\$644,996	\$763,299	\$687,833		\$710,780
SP:LP%	105.05%	98.70%	109.17%	104.70%	106.53%	109.16%	107.12%	102.42%	109.83%	102.43%	103.51%		106.07%
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
# Units Sold	9	2	8	5	15	24	12	17	14	13	12		131
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		1.66
Active Listings	8	8	12	15	17	14	22	17	21	20	19		16
Under Contracts	4	12	20	34	35	23	25	21	22	26	20		22

Flashback! YTD 2024 vs YTD 2025

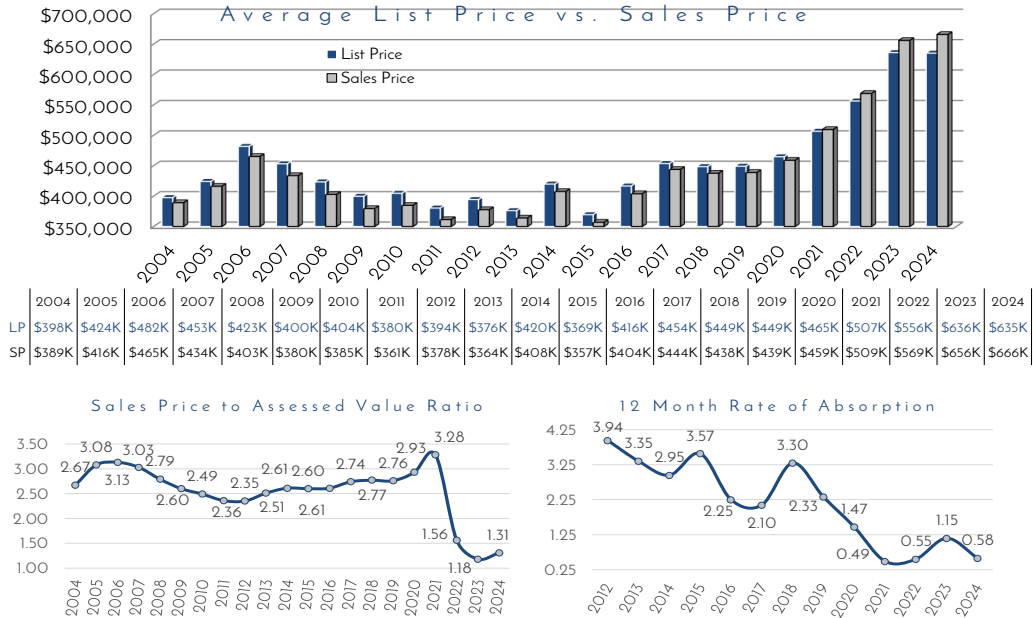
YTD	2024	2025	% Change
DOM	24	21	-11.88%
Sales Price	\$677,867	\$710,780	4.86%
LP:SP	104.99%	106.07%	1.03%
SP:AV	1.30	1.38	5.97%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	145	131	-9.66%
Rate of Ab 3 Mo	1.25	1.66	33.26%
Actives	15	16	7.45%
Under Contracts	23	22	-3.20%

Springfield Yearly Market Trends



Springfield Yearly Market Trends

