

Springfield

March 2024 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	28	\$275,000	\$275,000	\$275,000	100.00%	\$186,800	1.47
2	38 Troy Drive	OneFloor	1	1.0	15	\$278,000	\$278,000	\$275,000	98.92%	\$226,600	1.21
3	71-B Troy Drive	OneFloor	1	1.0	17	\$269,999	\$269,999	\$285,000	105.56%	\$226,600	1.26
4	25 Oakland Avenue	CapeCod	3	2.0	59	\$495,000	\$460,000	\$430,000	93.48%	\$376,500	1.14
5	38 Kipling Avenue	RanchExp	4	2.1	8	\$469,900	\$469,900	\$455,000	96.83%	\$461,600	0.99
6	99 Caldwell Place	CapeCod	3	3.0	20	\$549,000	\$549,000	\$540,000	98.36%	\$431,200	1.25
7	3410 Park Place	TwnEndUn	3	2.2	32	\$523,000	\$523,000	\$553,000	105.74%	\$405,300	1.36
8	36 Mapes Avenue	Colonial	4	2.1	43	\$649,900	\$599,900	\$599,900	100.00%		
9	92 Briar Hills Circlke	Custom	4	2.0	9	\$729,000	\$729,000	\$775,000	106.31%	\$645,500	1.20
10	193 Tooker Avenue	Colonial	5	3.1	77	\$849,000	\$799,900	\$825,000	103.14%		
11	220 Baltusrol Avenue	Colonial	4	2.1	39	\$799,000	\$799,000	\$851,000	106.51%	\$564,100	1.51
12	26 Benjamin Drive	Contemp	4	2.1	41	\$850,000	\$850,000	\$862,000	101.41%	\$728,300	1.18
13	1 Woodside Road	Custom	5	4.0	78	\$899,999	\$899,999	\$905,000	100.56%	\$711,100	1.27
14	576 Ashwood Road	Colonial	5	4.2	18	\$1,199,000	\$1,199,000	\$1,220,000	101.75%	\$808,800	1.51
AVERAGE					35	\$631,128	\$621,550	\$632,207	101.33%	\$481,033	1.28

"Active" Listings in Springfield

Number of Units: 14
 Average List Price: \$611,636
 Average Days on Market: 23

"Under Contract" Listings in Springfield

Number of Units: 13
 Average List Price: \$542,592
 Average Days on Market: 25

Springfield 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	33	35										33
List Price	\$696,380	\$581,940	\$621,550										\$620,793
Sales Price	\$690,800	\$615,350	\$632,207										\$636,497
SP:LP%	99.90%	107.19%	101.33%										103.10%
SP to AV	1.33	1.12	1.28										1.23
# Units Sold	5	10	14										29
3 Mo Rate of Ab	0.95	1.17	1.24										1.12
Active Listings	7	10	14										10
Under Contracts	17	14	13										15

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	34	33	-3.25%
Sales Price	\$556,616	\$636,497	14.35%
LP:SP	102.20%	103.10%	0.88%
SP:AV	1.10	1.23	11.30%

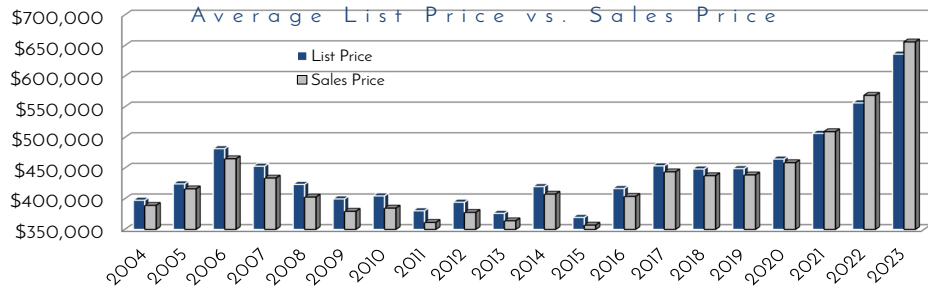
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	27	29	7.41%
Rate of Ab 3 Mo	0.93	1.12	20.00%
Actives	9	10	10.71%
Under Contracts	20	15	-25.42%

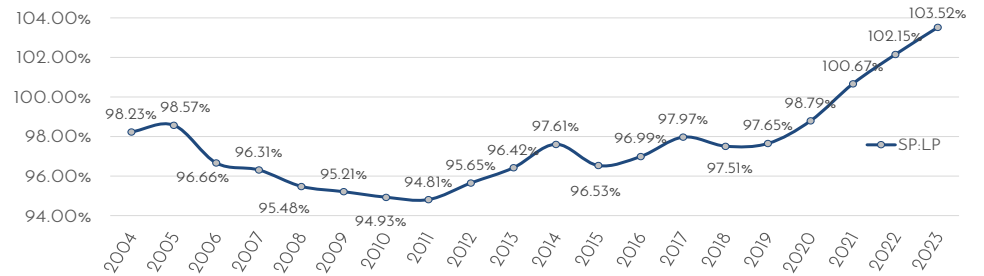
Springfield Yearly Market Trends

Average List Price vs. Sales Price

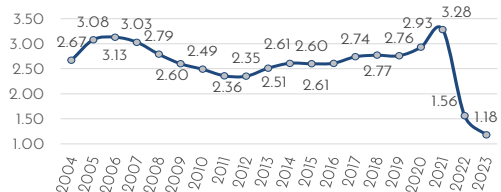


Springfield Yearly Market Trends

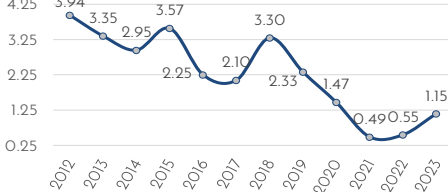
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

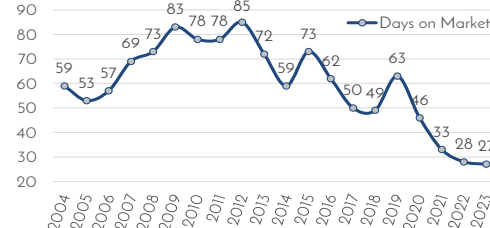


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

