

# Springfield

## June 2026 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 BD U14 | OneFloor | 1      | 1.0   | 43  | \$299,999        | \$299,999   | \$295,000   | 98.33%  | \$189,600        | 1.56  |
| 2       | 190 Morris Avenue 3B     | OneFloor | 1      | 1.0   | 13  | \$330,000        | \$330,000   | \$330,000   | 100.00% | \$226,100        | 1.46  |
| 3       | 1509 Park Place          | TwnIntUn | 2      | 3.1   | 10  | \$495,000        | \$495,000   | \$445,000   | 89.90%  | \$427,800        | 1.04  |
| 4       | 5 Prospect Place         | Cottage  | 3      | 2.0   | 7   | \$475,000        | \$475,000   | \$510,000   | 107.37% | \$543,900        | 0.94  |
| 5       | 171 S Springfield Avenue | Colonial | 3      | 2.0   | 22  | \$599,000        | \$599,000   | \$630,000   | 105.18% | \$371,800        | 1.69  |
| 6       | 20 Kew Drive             | Colonial | 3      | 1.1   | 25  | \$650,000        | \$650,000   | \$665,000   | 102.31% | \$537,200        | 1.24  |
| 7       | 66 Warwick Circle        | SplitLev | 3      | 2.1   | 10  | \$710,000        | \$710,000   | \$710,000   | 100.00% | \$605,800        | 1.17  |
| 8       | 28 Molter Avenue         | Colonial | 3      | 1.1   | 43  | \$700,000        | \$700,000   | \$722,000   | 103.14% | \$490,200        | 1.47  |
| 9       | 145 Bryant Avenue        | Colonial | 3      | 2.1   | 13  | \$698,000        | \$698,000   | \$750,000   | 107.45% | \$513,500        | 1.46  |
| 10      | 28 Elmwood Road          | Colonial | 3      | 2.1   | 60  | \$749,999        | \$749,999   | \$760,000   | 101.33% | \$608,000        | 1.25  |
| 11      | 27 Garden Oval           | SplitLev | 3      | 2.0   | 11  | \$849,000        | \$849,000   | \$845,000   | 99.53%  | \$630,200        | 1.34  |
| 12      | 57 Sherwood Road         | SplitLev | 3      | 2.0   | 10  | \$739,000        | \$739,000   | \$850,000   | 115.02% | \$579,200        | 1.47  |
| 13      | 14 Warwick Circle        | Colonial | 4      | 2.1   | 1   | \$1,200,000      | \$1,200,000 | \$1,200,000 | 100.00% | \$659,000        | 1.82  |
| AVERAGE |                          |          |        |       | 21  | \$653,461        | \$653,461   | \$670,154   | 102.27% |                  | 1.38  |

### "Active" Listings in Springfield

Number of Units: 21  
Average List Price: \$845,029  
Average Days on Market: 30

### "Under Contract" Listings in Springfield

Number of Units: 30  
Average List Price: \$758,220  
Average Days on Market: 22

# Springfield 2026 Year to Date Market Trends

| YTD             | January   | February  | March     | April     | May       | June      | July | August | September | October | November | December | YTD AVG   |
|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|------|--------|-----------|---------|----------|----------|-----------|
| Days on Market  | 50        | 19        | 68        | 68        | 15        | 21        |      |        |           |         |          |          | 36        |
| List Price      | \$608,128 | \$761,829 | \$508,411 | \$634,000 | \$657,486 | \$653,461 |      |        |           |         |          |          | \$636,898 |
| Sales Price     | \$606,129 | \$811,429 | \$511,889 | \$627,571 | \$671,429 | \$670,154 |      |        |           |         |          |          | \$649,735 |
| SP:LP%          | 100.32%   | 107.01%   | 100.77%   | 98.97%    | 102.68%   | 102.27%   |      |        |           |         |          |          | 102.07%   |
| SP to AV        | 1.36      | 1.40      | 1.39      | 1.30      | 1.37      | 1.38      |      |        |           |         |          |          | 1.37      |
| # Units Sold    | 7         | 7         | 9         | 7         | 14        | 13        |      |        |           |         |          |          | 57        |
| 3 Mo Rate of Ab | 1.10      | 1.04      | 1.83      | 3.00      | 1.94      | 2.21      |      |        |           |         |          |          | 1.85      |
| Active Listings | 10        | 9         | 14        | 21        | 17        | 21        |      |        |           |         |          |          | 15        |
| Under Contracts | 14        | 13        | 12        | 20        | 25        | 30        |      |        |           |         |          |          | 19        |

## Flashback! YTD 2025 vs YTD 2026

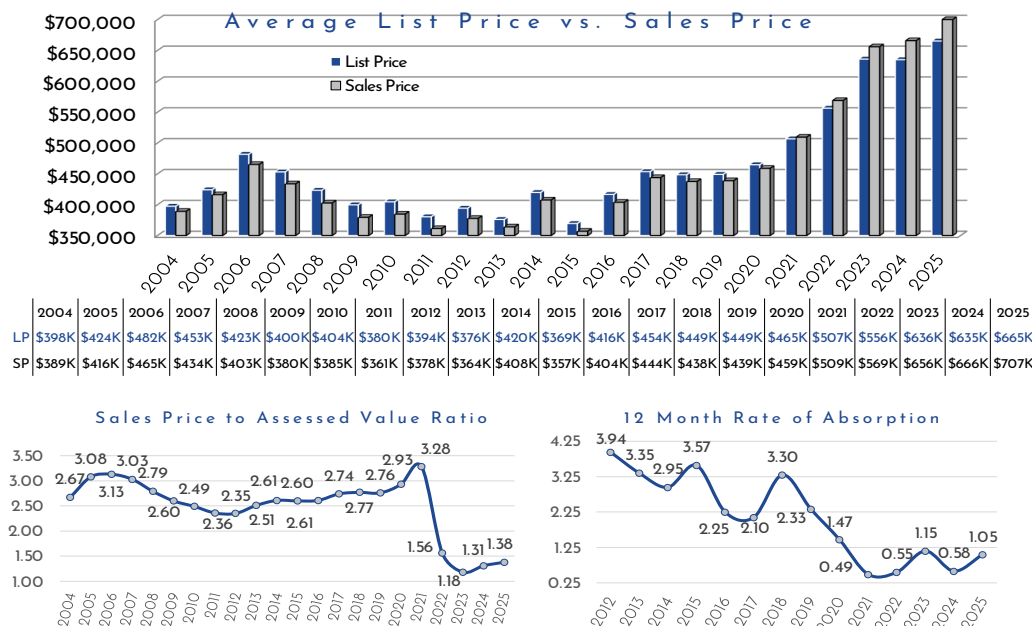
| YTD         | 2025      | 2026      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 18        | 36        | 96.97%   |
| Sales Price | \$735,979 | \$649,735 | -11.72%  |
| LP:SP       | 107.26%   | 102.07%   | -4.84%   |
| SP:AV       | 1.37      | 1.37      | 0.00%    |

Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

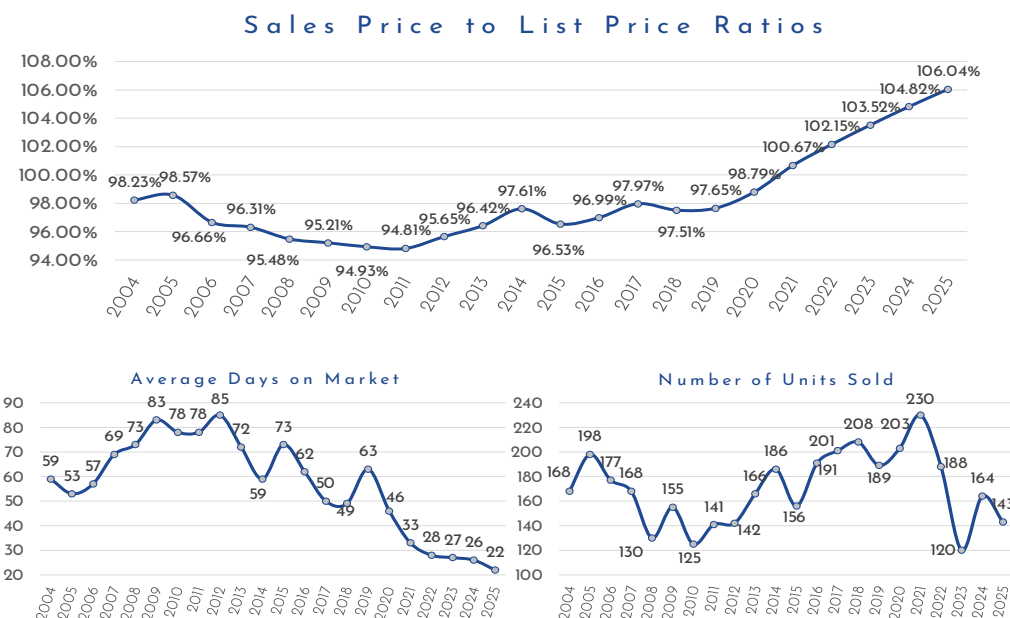
| YTD             | 2025 | 2026 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 63   | 57   | -9.52%   |
| Rate of Ab 3 Mo | 1.92 | 1.85 | -3.30%   |
| Actives         | 12   | 15   | 24.32%   |
| Under Contracts | 21   | 19   | -10.94%  |

## Springfield Yearly Market Trends



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

## Springfield Yearly Market Trends



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Not intended to solicit a property already listed.