

Springfield

August 2024 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|-------|---------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 1 | 97 Troy Drive | OneFloor | 2 | 1.0 | 38 | \$339,900 | \$329,900 | \$325,000 | 98.51% | \$261,800 | 1.24 |
| 2 | 14D Troy Drive | OneFloor | 2 | 1.0 | 37 | \$355,000 | \$355,000 | \$346,000 | 97.46% | \$261,800 | 1.32 |
| 3 | 300 Wilson Road U20 | TwnEndUn | 2 | 1.1 | 27 | \$340,000 | \$340,000 | \$350,000 | 102.94% | \$261,500 | 1.34 |
| 4 | 41A Troy Drive | MultiFlr | 2 | 2.0 | 15 | \$439,000 | \$439,000 | \$440,000 | 100.23% | \$318,200 | 1.38 |
| 5 | 45B Troy Drive | TwnIntUn | 2 | 2.0 | 59 | \$435,000 | \$415,000 | \$453,222 | 109.21% | \$321,000 | 1.41 |
| 6 | 26 Warner Avenue | Colonial | 3 | 2.0 | 54 | \$399,000 | \$399,000 | \$460,000 | 115.29% | \$452,900 | 1.02 |
| 7 | 19 Smithfield Drive | SplitLev | 4 | 2.1 | 6 | \$5,750,000 | \$575,000 | \$505,000 | 87.83% | \$671,700 | 0.75 |
| 8 | 3614 Park Place | TwnIntUn | 3 | 2.1 | 9 | \$539,000 | \$539,000 | \$580,000 | 107.61% | \$406,500 | 1.43 |
| 9 | 81 Edgewood Avenue | CapeCod | 4 | 2.0 | 0 | \$599,900 | \$599,900 | \$599,999 | 100.02% | \$483,300 | 1.24 |
| 10 | 702 Park Place | TwnIntUn | 2 | 3.1 | 16 | \$529,000 | \$529,000 | \$618,000 | 116.82% | \$431,900 | 1.43 |
| 11 | 2404 Park Place | MultiFlr | 3 | 2.1 | 16 | \$580,000 | \$580,000 | \$630,000 | 108.62% | \$438,300 | 1.44 |
| 12 | 807 Park Place | TwnEndUn | 2 | 2.1 | 9 | \$630,000 | \$630,000 | \$660,000 | 104.76% | \$462,600 | 1.43 |
| 13 | 17 Lynn Drive | SplitLev | 3 | 2.0 | 9 | \$699,000 | \$699,000 | \$705,000 | 100.86% | \$485,900 | 1.45 |
| 14 | 32 Waverly Avenue | Colonial | 4 | 2.1 | 50 | \$799,000 | \$799,000 | \$770,000 | 96.37% | Renovated | |
| 15 | 37 Twin Oaks Oval | SplitLev | 4 | 3.1 | 5 | \$779,000 | \$779,000 | \$800,000 | 102.70% | \$542,100 | 1.48 |
| 16 | 3 S Gate | SplitLev | 4 | 2.1 | 18 | \$740,000 | \$740,000 | \$800,000 | 108.11% | \$572,500 | 1.40 |
| 17 | 76 Green Hill Road | Colonial | 4 | 2.1 | 1 | \$836,000 | \$836,000 | \$836,000 | 100.00% | \$640,100 | 1.31 |
| 18 | 1 Layng Terrace | SplitLev | 3 | 2.1 | 10 | \$729,000 | \$729,000 | \$840,000 | 115.23% | \$574,500 | 1.46 |
| 19 | 19 Gail Court | SplitLev | 4 | 3.1 | 14 | \$799,000 | \$799,000 | \$850,000 | 106.38% | \$685,100 | 1.24 |
| 20 | 70 Morrison Road | Colonial | 4 | 2.1 | 9 | \$799,000 | \$799,000 | \$885,000 | 110.76% | \$704,500 | 1.26 |

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|----------------|--------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 21 | 26 Redwood Road | SplitLev | 5 | 2.1 | 10 | \$885,000 | \$885,000 | \$910,000 | 102.82% | \$771,000 | 1.18 |
| 22 | 15 S Derby Road | SplitLev | 5 | 4.0 | 8 | \$889,000 | \$889,000 | \$930,000 | 104.61% | \$638,400 | 1.46 |
| 23 | 171 New Brook Lane | Colonial | 4 | 3.1 | 15 | \$799,000 | \$799,000 | \$951,000 | 119.02% | \$639,600 | 1.49 |
| 24 | 14 Outlook Way | Ranch | 3 | 3.0 | 24 | \$899,900 | \$899,900 | \$975,000 | 108.35% | \$775,400 | 1.26 |
| AVERAGE | | | | | 19 | \$857,863 | \$640,988 | \$675,801 | 105.19% | | 1.32 |

"Active" Listings in Springfield

Number of Units: 16
 Average List Price: \$772,300
 Average Days on Market: 18

"Under Contract" Listings in Springfield

Number of Units: 25
 Average List Price: \$672,288
 Average Days on Market: 35

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 | 17 | 22 | 17 | 23 | 19 | | | | | 23 |
| List Price | \$696,380 | \$581,940 | \$621,550 | \$489,363 | \$628,238 | \$617,043 | \$729,628 | \$640,988 | | | | | \$634,177 |
| Sales Price | \$690,800 | \$615,350 | \$632,207 | \$518,875 | \$682,457 | \$659,357 | \$768,172 | \$675,801 | | | | | \$667,945 |
| SP:LP% | 99.90% | 107.19% | 101.33% | 105.34% | 108.84% | 106.43% | 105.94% | 105.19% | | | | | 105.46% |
| SP to AV | 1.33 | 1.12 | 1.28 | 1.18 | 1.34 | 1.34 | 1.34 | 1.32 | | | | | 1.30 |
| # Units Sold | 5 | 10 | 14 | 8 | 16 | 14 | 18 | 24 | | | | | 109 |
| 3 Mo Rate of Ab | 0.95 | 1.17 | 1.24 | 1.60 | 2.00 | 1.87 | 0.96 | 0.78 | | | | | 1.32 |
| Active Listings | 7 | 10 | 14 | 14 | 21 | 19 | 14 | 16 | | | | | 14 |
| Under Contracts | 17 | 14 | 13 | 23 | 33 | 31 | 31 | 25 | | | | | 23 |

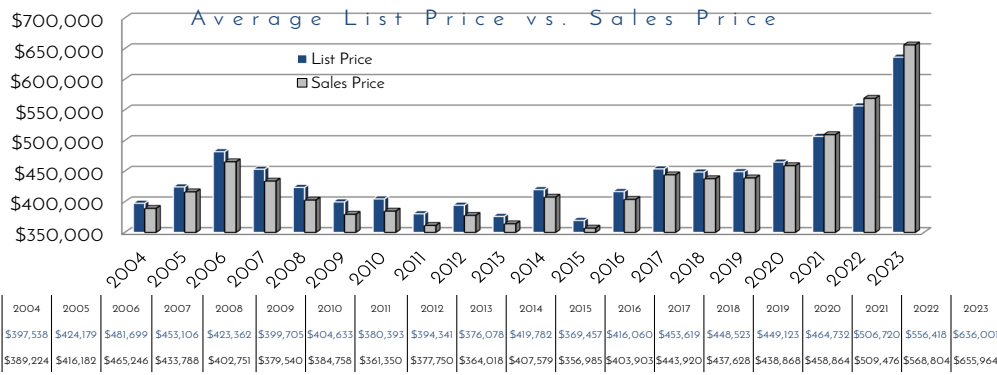
Flashback! YTD 2023 vs YTD 2024

| YTD | 2023 | 2024 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 24 | 23 | -2.89% |
| Sales Price | \$635,919 | \$667,945 | 5.04% |
| LP:SP | 103.82% | 105.46% | 1.58% |
| SP:AV | 1.16 | 1.30 | 11.35% |

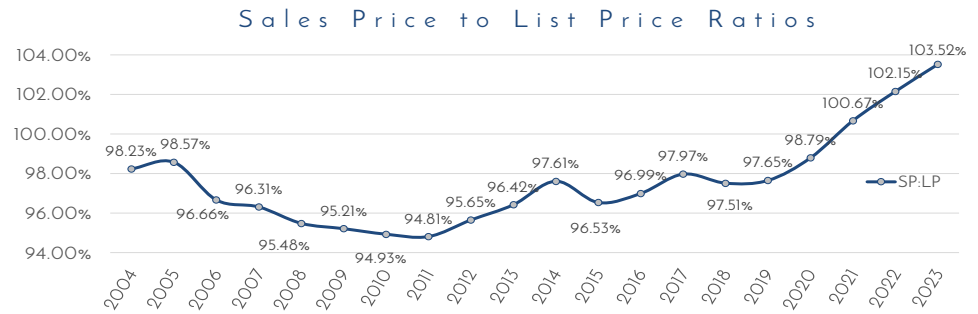
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

| YTD | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 84 | 109 | 29.76% |
| Rate of Ab 3 Mo | 1.15 | 1.32 | 15.27% |
| Actives | 12 | 14 | 25.00% |
| Under Contracts | 19 | 23 | 21.43% |

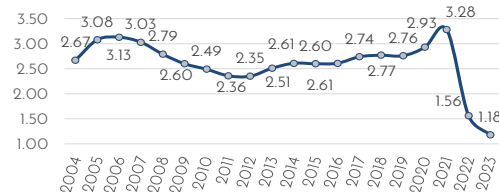
Springfield Yearly Market Trends



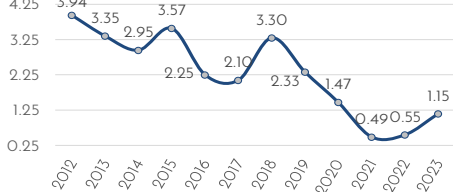
Springfield Yearly Market Trends



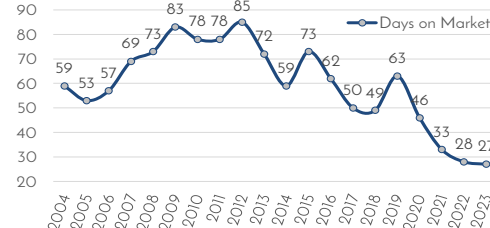
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

