

Springfield

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	300 Wilson Road 24A	OneFloor	1	1.0	19	\$249,000	\$249,000	\$240,000	96.39%	\$211,500	1.13
2	93A Troy Drive B12	OneFloor	1	1.0	10	\$309,000	\$309,000	\$338,134	109.43%	\$233,100	1.45
3	139 S Maple Avenue	Colonial	3	1.0	53	\$479,000	\$439,900	\$436,000	99.11%	\$409,800	1.06
4	29 Troy Drive B4	TwndEndUn	2	2.0	21	\$425,000	\$425,000	\$450,000	105.88%	\$310,700	1.45
5	82 Temple Drive	CapeCod	2	2.0	16	\$529,900	\$515,000	\$490,000	95.15%	\$435,300	1.13
6	39 Kew Drive	Ranch	2	2.0	74	\$589,900	\$589,900	\$589,900	100.00%	\$481,500	1.23
7	74 Meisel Avenue	CapeCod	4	2.0	116	\$649,000	\$599,999	\$610,000	101.67%	\$442,900	1.38
8	358 Mountain Avenue	CapeCod	4	3.0	109	\$649,900	\$649,900	\$649,900	100.00%	\$423,100	1.54
9	81 Mapes Avenue	Ranch	2	1.1	25	\$599,000	\$599,000	\$650,000	108.51%	\$418,600	1.55
10	155 Pitt Road	Ranch	3	1.1	14	\$649,000	\$649,000	\$680,000	104.78%	\$441,300	1.54
11	35 Tooker Place	Bi-Level	3	2.0	21	\$737,000	\$737,000	\$727,000	98.64%	\$550,400	1.32
12	156 Mountain Avenue U6	TwndIntUn	3	2.2	54	\$750,000	\$729,500	\$730,000	100.07%	\$479,700	1.52
13	44 S Maple Avenue	Colonial	4	2.1	8	\$749,000	\$749,000	\$755,000	100.80%	\$616,900	1.22
14	29 Cottage Lane	SplitLev	4	3.0	18	\$799,000	\$799,000	\$825,000	103.25%	\$595,900	1.38
15	190 Riverside Drive	Custom	4	2.1	33	\$925,000	\$925,000	\$928,000	100.32%	\$634,600	1.46
16	6 Persimmon Way	Bi-Level	4	3.0	23	\$849,000	\$849,000	\$949,000	111.78%	\$724,400	1.31
17	52 Hawthorne Avenue	Colonial	4	2.1	19	\$949,000	\$949,000	\$1,000,000	105.37%	\$641,200	1.56
AVERAGE					37	\$640,394	\$633,129	\$649,878	102.42%		1.37

"Active" Listings in Springfield

Number of Units: 17
Average List Price: \$761,270
Average Days on Market: 26

"Under Contract" Listings in Springfield

Number of Units: 21
Average List Price: \$642,176
Average Days on Market: 28

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					22
List Price	\$579,433	\$589,500	\$764,863	\$584,580	\$633,733	\$752,088	\$667,658	\$633,129					\$671,379
Sales Price	\$609,667	\$582,000	\$840,956	\$613,000	\$678,933	\$822,458	\$707,567	\$649,878					\$716,363
SP:LP%	105.05%	98.70%	109.17%	104.70%	106.53%	109.16%	107.12%	102.42%					106.35%
SP to AV	1.28	1.16	1.29	1.43	1.39	1.41	1.35	1.37					1.37
# Units Sold	9	2	8	5	15	24	12	17					92
3 Mo Rate of Ab	0.77	1.74	2.00	4.00	1.89	1.10	1.38	0.89					1.72
Active Listings	8	8	12	15	17	14	22	17					14
Under Contracts	4	12	20	34	35	23	25	21					22

Flashback! YTD 2024 vs YTD 2025

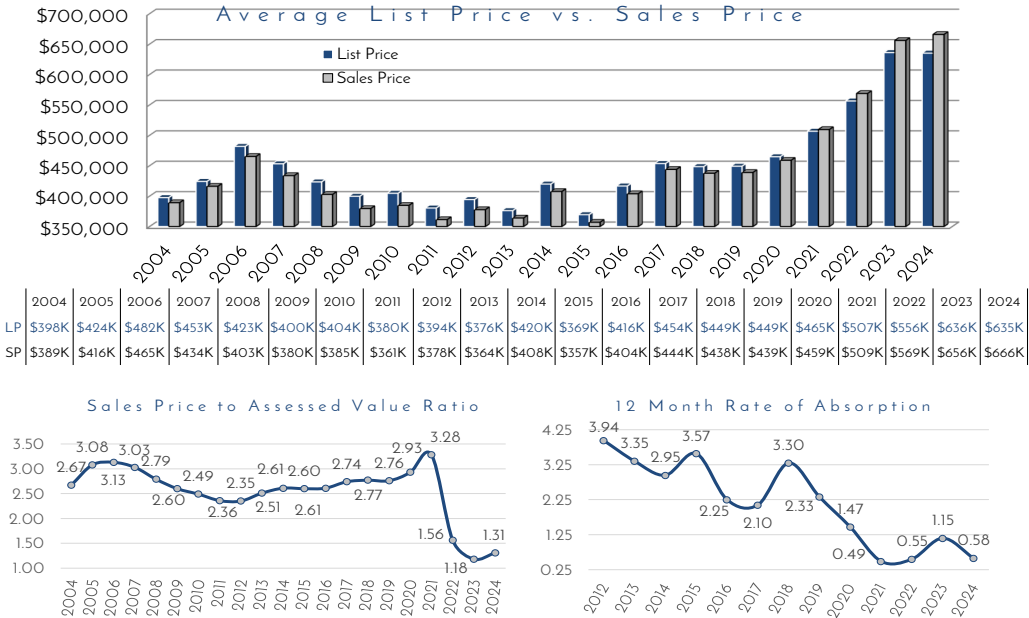
YTD	2024	2025	% Change
DOM	23	22	-7.60%
Sales Price	\$667,945	\$716,363	7.25%
LP:SP	105.46%	106.35%	0.84%
SP:AV	1.30	1.37	5.52%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	109	92	-15.60%
Rate of Ab 3 Mo	1.32	1.72	30.27%
Actives	14	14	0.00%
Under Contracts	23	22	-6.95%

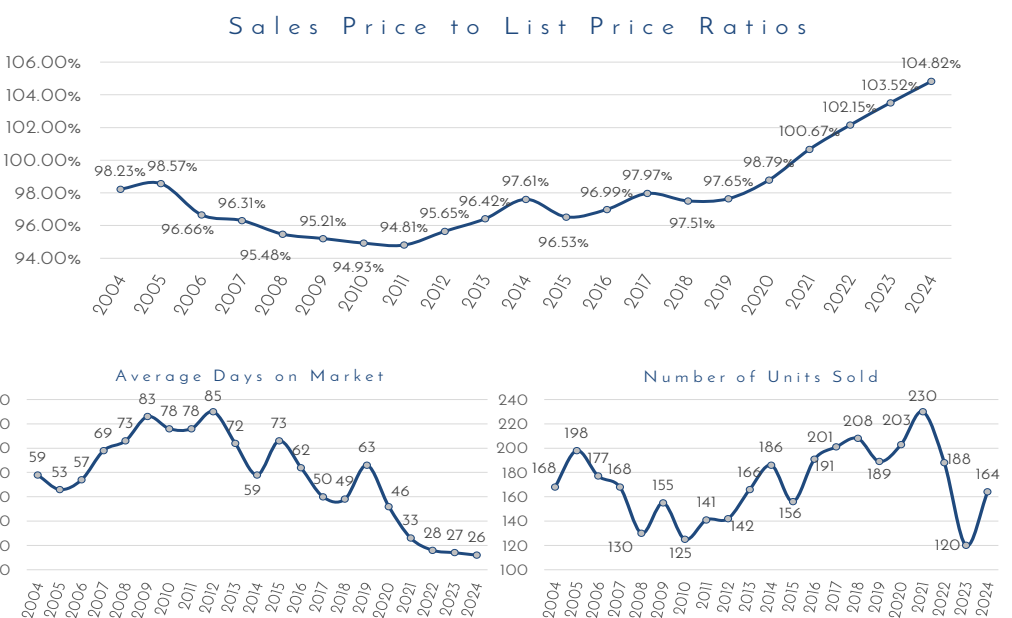
Springfield Yearly Market Trends



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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