

Springfield

June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	48-C Troy Drive	OneFloor	1	1.0	28	\$249,000	\$248,399	\$248,500	100.04%	\$233,100	1.07
2	38A Troy Drive	OneFloor	1	1.0	5	\$250,000	\$250,000	\$255,000	102.00%		
3	50B Troy Drive	OneFloor	1	1.0	19	\$245,000	\$245,000	\$262,500	107.14%	\$226,600	1.16
4	41ATroy Drive	MultiFlr	2	2.0	19	\$325,000	\$325,000	\$330,000	101.54%		
5	1601 Park Place	TwnEndUn	2	3.1	13	\$424,000	\$424,000	\$435,000	102.59%	\$450,300	0.97
6	1003 Park Place	TwnIntUn	3	2.1	19	\$500,000	\$450,000	\$435,000	96.67%	\$438,300	0.99
7	19 Profitt Avenue	CapeCod	3	1.1	12	\$469,000	\$469,000	\$475,000	101.28%	\$385,400	1.23
8	41 Ruby Street	Ranch	3	1.1	14	\$455,000	\$455,000	\$480,000	105.49%	\$470,400	1.02
9	37 Linden Avenue	CapeCod	3	2.0	34	\$499,000	\$499,000	\$495,000	99.20%		
10	127 Baltusrol Way	CapeCod	3	2.0	8	\$489,000	\$489,000	\$505,000	103.27%	\$359,500	1.40
11	68 Newbrook Lane	Detached	3	2.0	53	\$550,000	\$550,000	\$530,000	96.36%	\$495,900	1.07
12	88 Linden Avenue	Colonial	3	1.1	8	\$499,900	\$499,900	\$540,000	108.02%	\$561,300	0.96
13	136 Meisel Avenue	Colonial	4	1.1	12	\$539,999	\$539,999	\$551,000	102.04%	\$483,700	1.14
14	135 Tooker Avenue	Colonial	3	2.1	8	\$530,000	\$530,000	\$575,500	108.58%	\$471,000	1.22
15	251 Hillside Avenue	Colonial	7	2.1	29	\$550,000	\$550,000	\$600,000	109.09%	\$665,900	0.90
16	36 Sherwood Road	Split Level	3	2.0	20	\$559,900	\$559,900	\$600,000	107.16%	\$558,600	1.07
17	116 Briar Hills Circle	Split Level	4	2.0	9	\$550,000	\$550,000	\$618,000	112.36%	\$505,400	1.22
18	251 Baltusrol Way	Colonial	4	3.1	34	\$625,000	\$625,000	\$655,000	104.80%	\$627,500	1.04
19	150 Wentz Avenue	Split Level	4	3.1	11	\$649,000	\$649,000	\$725,000	111.71%	\$537,800	1.35
20	238 Baltusrol Way	CapeCod	4	3.0	11	\$719,000	\$719,000	\$775,000	107.79%	\$670,900	1.16

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21	52 Garden Oval	Custom	3	3.0	7	\$775,000	\$775,000	\$845,000	109.03%	\$666,200	1.27
22	23 Bernadette Court	Colonial	4	2.1	21	\$799,000	\$799,000	\$875,000	109.51%	\$696,500	1.26
23	247 Baltusrol Way	Split Level	4	3.1	9	\$949,000	\$949,000	\$999,000	105.27%	\$865,400	1.15
24	174 S Springfield Avenue	Colonial	5	2.2	14	\$1,099,000	\$1,099,000	\$1,099,000	100.00%	\$921,000	1.19
AVERAGE					17	\$554,158	\$552,050	\$579,521	104.62%		1.14

"Active" Listings in Springfield

Number of Units: 31
Average List Price: \$652,755
Average Days on Market: 29

"Under Contract" Listings in Springfield

Number of Units: 34
Average List Price: \$632,191
Average Days on Market: 22

Springfield 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	40	25	32	21	17							24
List Price	\$507,680	\$448,311	\$548,071	\$520,233	\$516,688	\$552,050							\$522,972
Sales Price	\$510,333	\$450,389	\$583,113	\$543,513	\$528,553	\$579,521							\$541,688
SP:LP%	100.16%	100.33%	104.81%	104.23%	101.48%	104.62%							102.90%
SP to AV	3.39	3.16	2.13	1.19	1.11	1.14							2.00
# Units Sold	15	9	14	15	17	24							94
3 Mo Rate of Ab	0.94	1.21	1.10	2.19	1.61	1.87							1.49
Active Listings	16	15	22	23	16	31							21
Under Contracts	18	27	28	36	48	34							32

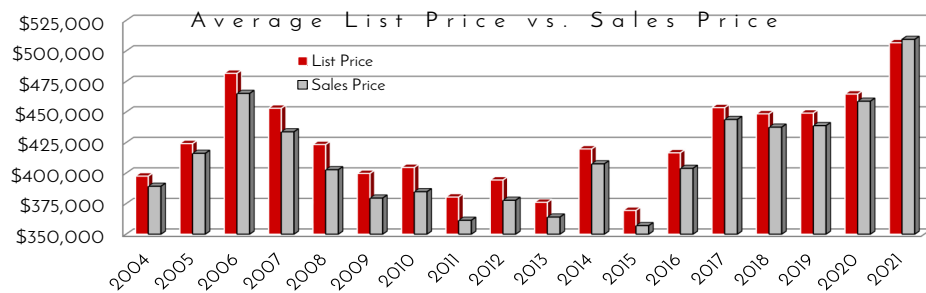
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	37	24	-34.58%
Sales Price	\$502,100	\$541,688	7.88%
LP:SP	100.35%	102.90%	2.54%
SP:AV	3.18	2.00	-37.00%



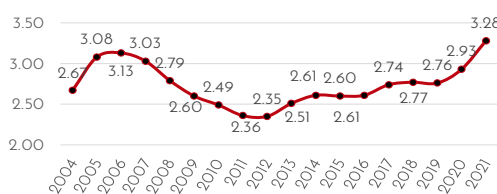
YTD	2021	2022	% Change
# Units Sold	124	94	-24.19%
Rate of Ab 3 Mo	1.32	1.87	41.67%
Actives	27	31	14.81%
Under Contracts	37	34	-8.11%

Springfield Yearly Market Trends

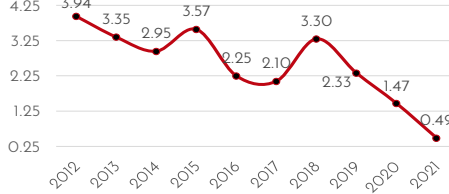


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,060	\$453,619	\$448,523	\$449,123	\$464,732	\$506,720
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903	\$443,920	\$437,628	\$438,868	\$458,864	\$509,476

Sales Price to Assessed Value Ratio



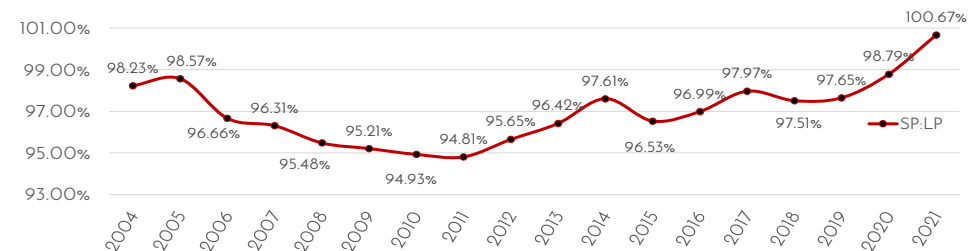
12Month Rate of Absorption



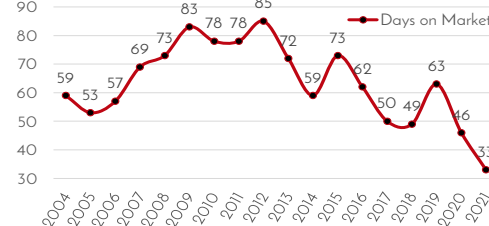
Data only available until 2012

Springfield Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

