



Springfield

February 2022 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 D11	OneFloor	1	1.0	21	\$189,000	\$179,000	\$175,000	97.77%	\$59,900	2.92
2	66-B Troy Drive Bldg 19	OneFloor	1	1.0	150	\$210,000	\$226,000	\$226,000	100.00%	\$66,000	3.42
3	82 Troy Drive Unit D	OneFloor	2	1.0	5	\$288,800	\$288,800	\$305,000	105.61%	\$261,800	1.17
4	230 Baltusrol Way	Ranch	2	1.2	28	\$489,000	\$489,000	\$455,000	93.05%	\$163,000	2.79
5	7 Gregory Road	Split Level	3	2.1	22	\$519,000	\$519,000	\$513,500	98.94%	\$185,700	2.77
6	114 Adams Terrace	RanchExp	3	3.0	44	\$549,000	\$549,000	\$549,000	100.00%	\$155,900	3.52
7	137 Salter Street	CapeCod	4	2.0	69	\$559,000	\$559,000	\$570,000	101.97%	\$132,100	4.31
8	52 Mapes Avenue	Split Level	4	2.1	13	\$599,999	\$599,999	\$610,000	101.67%	\$174,600	3.49
9	60 Colonial Terrace	Split Level	4	2.1	9	\$625,000	\$625,000	\$650,000	104.00%	\$161,600	4.02
AVERAGE					40	\$447,644	\$448,311	\$450,389	100.33%		3.16

"Active" Listings in Springfield

Number of Units: 15
 Average List Price: \$662,640
 Average Days on Market: 49

"Under Contract" Listings in Springfield

Number of Units: 27
 Average List Price: \$471,507
 Average Days on Market: 39

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											28
List Price	\$507,680	\$448,311											\$485,417
Sales Price	\$510,333	\$450,389											\$487,854
SP:LP%	100.16%	100.33%											100.22%
SP to AV	3.39	3.16											3.30
# Units Sold	15	9											24
3 Mo Rate of Ab	0.94	1.21											1.08
Active Listings	16	15											16
Under Contracts	18	27											23

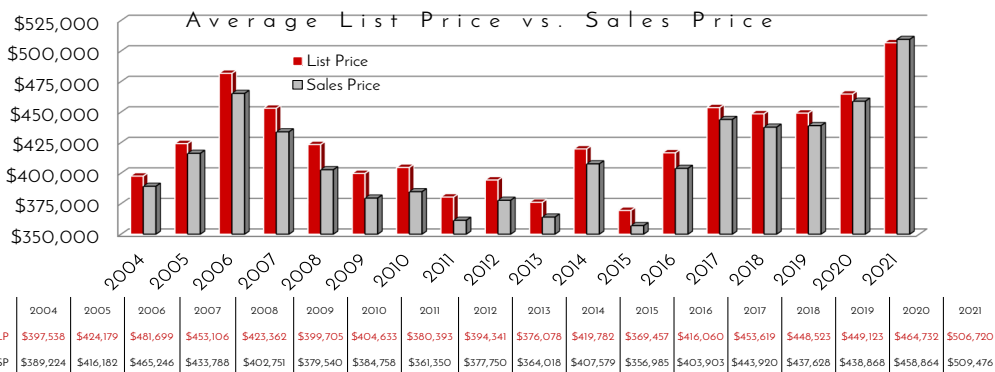
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	27	28	1.83%
Sales Price	\$495,263	\$487,854	-1.50%
LP:SP	100.05%	100.22%	0.18%
SP:AV	3.08	3.30	7.06%



YTD	2021	2022	% Change
# Units Sold	32	24	-25.00%
Rate of Ab 3 Mo	1.29	1.21	-6.20%
Actives	28	15	-46.43%
Under Contracts	30	27	-10.00%

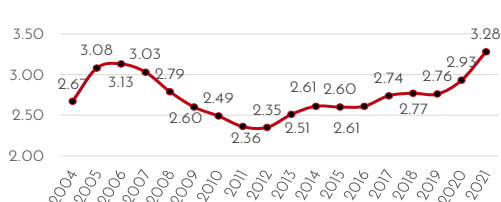
Springfield Yearly Market Trends



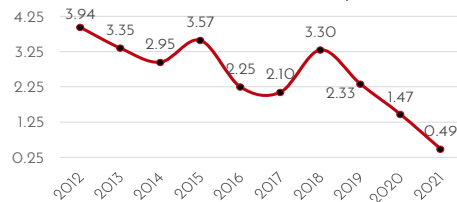
Springfield Yearly Market Trends



Sales Price to Assessed Value Ratio

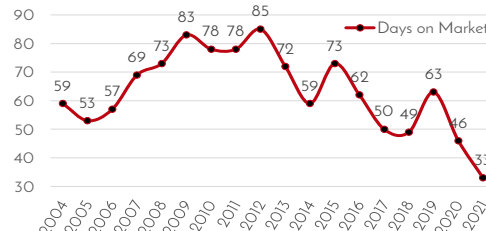


12Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

