



# Springfield

## June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	50D Troy Drive	OneFloor	1	1.0	1	\$230,000	\$230,000	\$230,000	100.00%	\$226,600	1.02
2	300 Wilson Road U14	TwnIntUn	2	1.1	9	\$287,000	\$287,000	\$315,000	109.76%	\$261,500	1.20
3	39B Troy Drive	OneFloor	3	2.0	29	\$469,000	\$459,000	\$455,000	99.13%	\$331,200	1.37
4	60 Warner Avenue	Colonial	4	2.1	24	\$599,000	\$599,000	\$547,000	91.32%	\$498,600	1.10
5	171 Linden Avenue	Colonial	3	1.1	7	\$499,000	\$499,000	\$575,000	115.23%	\$519,800	1.11
6	40 Mapes Avenue	Split Level	3	2.0	17	\$579,000	\$579,000	\$613,000	105.87%	\$423,500	1.45
7	68 Denham Road	CapeCod	3	2.1	12	\$639,000	\$639,000	\$672,000	105.16%	\$551,600	1.22
8	102 Redwood Road	Split Level	4	2.1	18	\$725,000	\$725,000	\$745,000	102.76%	\$573,300	1.30
9	55 Evergreen Avenue	Split Level	4	2.1	29	\$729,900	\$729,900	\$760,000	104.12%	\$735,900	1.03
10	84 Twin Oaks Oval	Split Level	5	4.1	18	\$899,000	\$899,000	\$899,000	100.00%	\$742,800	1.21
11	9 Linda Lane	Colonial	4	2.2	9	\$1,025,000	\$1,025,000	\$1,050,000	102.44%	\$888,600	1.18
<b>AVERAGE</b>					16	\$607,355	\$606,445	\$623,727	103.25%		1.20

### *"Active"* Listings in Springfield

Number of Units: 11  
 Average List Price: \$713,354  
 Average Days on Market: 46

### *"Under Contract"* Listings in Springfield

Number of Units: 18  
 Average List Price: \$677,028  
 Average Days on Market: 17

# Springfield 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	42	19	38	17	16							27
List Price	\$514,200	\$581,300	\$549,224	\$662,150	\$663,593	\$606,445							\$599,410
Sales Price	\$520,850	\$582,444	\$572,267	\$694,167	\$683,553	\$623,727							\$615,389
SP:LP%	101.48%	101.30%	104.10%	105.26%	102.93%	103.25%							102.89%
SP to AV	1.10	1.06	1.15	1.16	1.12	1.20							1.13
# Units Sold	10	9	8	6	15	11							59
3 Mo Rate of Ab	0.86	0.91	1.03	1.50	0.72	1.36							1.06
Active Listings	9	9	10	12	8	11							10
Under Contracts	19	19	21	20	22	18							20

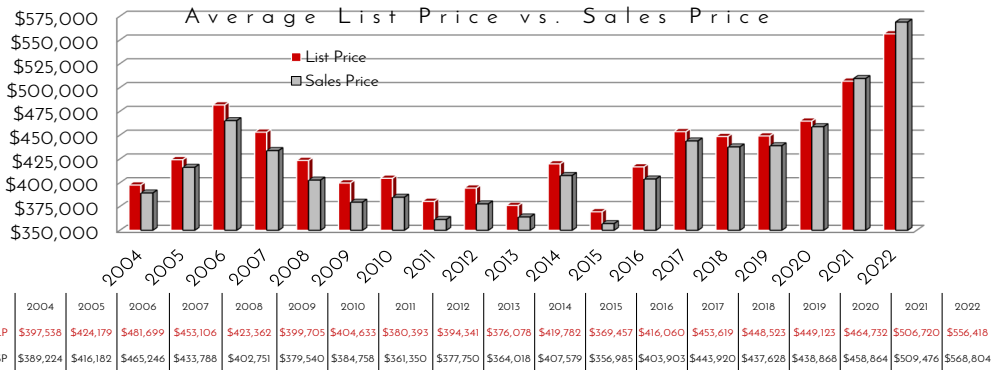
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	24	27	10.86%
Sales Price	\$541,688	\$615,389	13.61%
LP:SP	102.90%	102.89%	0.00%
SP:AV	2.00	1.13	-43.58%



YTD	2022	2023	% Change
# Units Sold	94	59	-37.23%
Rate of Ab 3 Mo	1.49	1.06	-28.48%
Actives	21	10	-52.03%
Under Contracts	32	20	-37.70%

## Springfield Yearly Market Trends



## Springfield Yearly Market Trends

