



# Springfield

## March 2023 Market Snapshot

| Units          | Address                  | Style       | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP   | Total Assessment | SP:AV |
|----------------|--------------------------|-------------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 1              | 78 Henshaw Avenue        | CapeCod     | 4      | 1.0   | 1   | \$399,000        | \$399,000  | \$375,000   | 93.98%  | \$416,000        | 0.90  |
| 2              | 3204 Park Place          | TwnIntUn    | 2      | 2.1   | 11  | \$459,000        | \$459,000  | \$467,000   | 101.74% | \$392,700        | 1.19  |
| 3              | 755 S Springfield Avenue | CapeCod     | 4      | 2.0   | 6   | \$449,900        | \$449,900  | \$490,000   | 108.91% | \$422,400        | 1.16  |
| 4              | 6 Joanne Way             | Split Level | 3      | 1.1   | 9   | \$499,000        | \$499,000  | \$530,000   | 106.21% | \$482,400        | 1.10  |
| 5              | 28 Remer Avenue          | Colonial    | 4      | 2.0   | 17  | \$494,888        | \$494,888  | \$539,888   | 109.09% | \$475,800        | 1.13  |
| 6              | 36 Edgewood Avenue       | Split Level | 3      | 2.0   | 14  | \$519,000        | \$519,000  | \$550,000   | 105.97% | \$425,100        | 1.29  |
| 7              | 99 Wentz Avenue          | Custom      | 5      | 3.0   | 84  | \$825,000        | \$798,000  | \$800,000   | 100.25% | \$820,700        | 0.97  |
| 8              | 44 Garden Oval           | Split Level | 3      | 3.1   | 9   | \$775,000        | \$775,000  | \$826,250   | 106.61% | \$560,200        | 1.47  |
| <b>AVERAGE</b> |                          |             |        |       | 19  | \$552,599        | \$549,224  | \$572,267   | 104.10% |                  | 1.15  |

***“Active”*** Listings in Springfield

|                         |           |
|-------------------------|-----------|
| Number of Units:        | 10        |
| Average List Price:     | \$727,000 |
| Average Days on Market: | 27        |

***“Under Contract”*** Listings in Springfield

|                         |           |
|-------------------------|-----------|
| Number of Units:        | 21        |
| Average List Price:     | \$603,038 |
| Average Days on Market: | 21        |

# 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        |       |     |      |      |        |           |         |          |          | 34        |
| List Price      | \$514,200 | \$581,300 | \$549,224 |       |     |      |      |        |           |         |          |          | \$546,944 |
| Sales Price     | \$520,850 | \$582,444 | \$572,267 |       |     |      |      |        |           |         |          |          | \$556,616 |
| SP:LP%          | 101.48%   | 101.30%   | 104.10%   |       |     |      |      |        |           |         |          |          | 102.20%   |
| SP to AV        | 1.10      | 1.06      | 1.15      |       |     |      |      |        |           |         |          |          | 1.10      |
| # Units Sold    | 10        | 9         | 8         |       |     |      |      |        |           |         |          |          | 27        |
| 3 Mo Rate of Ab | 0.86      | 0.91      | 1.03      |       |     |      |      |        |           |         |          |          | 0.93      |
| Active Listings | 9         | 9         | 10        |       |     |      |      |        |           |         |          |          | 9         |
| Under Contracts | 19        | 19        | 21        |       |     |      |      |        |           |         |          |          | 20        |

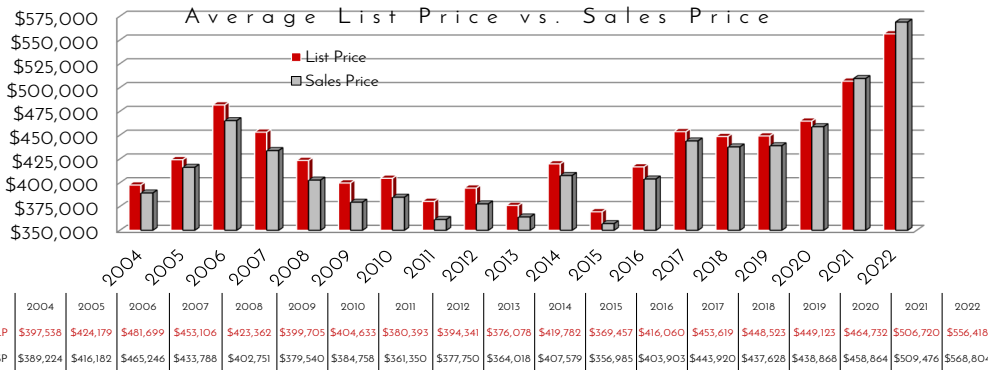
## Flashback! YTD 2022 vs YTD 2023

| YTD         | 2022      | 2023      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 27        | 34        | 27.05%   |
| Sales Price | \$522,950 | \$556,616 | 6.44%    |
| LP:SP       | 101.91%   | 102.20%   | 0.28%    |
| SP:AV       | 2.87      | 1.10      | -61.60%  |



| YTD             | 2022 | 2023 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 38   | 27   | -28.95%  |
| Rate of Ab 3 Mo | 1.08 | 0.93 | -13.85%  |
| Actives         | 18   | 9    | -47.17%  |
| Under Contracts | 24   | 20   | -19.18%  |

## Springfield Yearly Market Trends



## Springfield Yearly Market Trends

