



Springfield

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	193 Tooker Avenue	Tudor	4	2.1	165	\$650,000	\$450,000	\$465,000	103.33%	\$508,000	0.92
2	26 Battle Hill Avenue	Colonial	3	1.0	7	\$475,000	\$475,000	\$510,000	107.37%	\$435,700	1.17
3	166 Tooker Avenue	Colonial	3	1.1	21	\$549,900	\$549,900	\$615,000	111.84%	\$443,100	1.39
4	224 Lelak Avenue	SplitLev	4	2.0	12	\$649,000	\$649,000	\$670,000	103.24%	\$573,400	1.17
5	307 Hillside Avenue	Colonial	4	3.1	7	\$749,000	\$749,000	\$765,000	102.14%	\$737,000	1.04
6	23 Beverly Road	Colonial	4	4.1	14	\$1,100,000	\$1,100,000	\$1,140,000	103.64%	\$898,400	1.27
AVERAGE					38	\$695,483	\$662,150	\$694,167	105.26%		1.16

Active Listings in Springfield

Number of Units: 12
Average List Price: \$688,308
Average Days on Market: 39

Under Contract Listings in Springfield

Number of Units: 20
Average List Price: \$609,395
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									35
List Price	\$514,200	\$581,300	\$549,224	\$662,150									\$567,890
Sales Price	\$520,850	\$582,444	\$572,267	\$694,167									\$581,625
SP:LP%	101.48%	101.30%	104.10%	105.26%									102.75%
SP to AV	1.10	1.06	1.15	1.16									1.11
# Units Sold	10	9	8	6									33
3 Mo Rate of Ab	0.86	0.91	1.03	1.50									1.08
Active Listings	9	9	10	12									10
Under Contracts	19	19	21	20									20

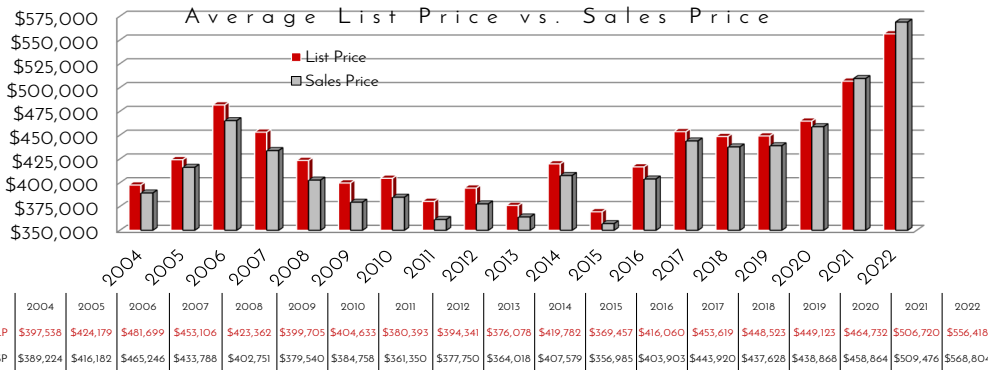
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	28	35	22.92%
Sales Price	\$528,770	\$581,625	10.00%
LP:SP	102.57%	102.75%	0.18%
SP:AV	2.62	1.11	-57.47%

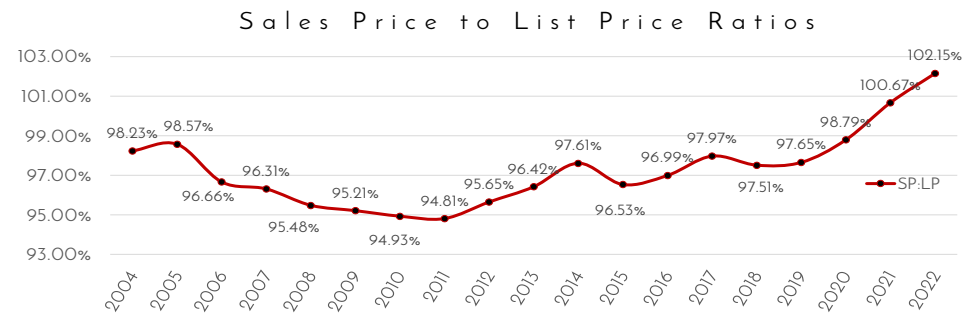


YTD	2022	2023	% Change
# Units Sold	53	33	-37.74%
Rate of Ab 3 Mo	1.36	1.08	-20.96%
Actives	19	10	-47.37%
Under Contracts	27	20	-27.52%

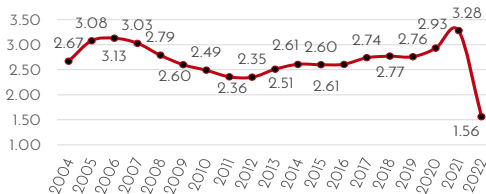
Springfield Yearly Market Trends



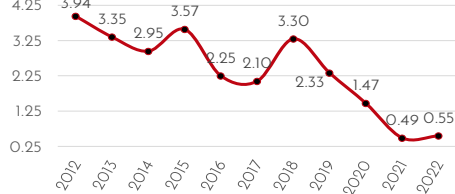
Springfield Yearly Market Trends



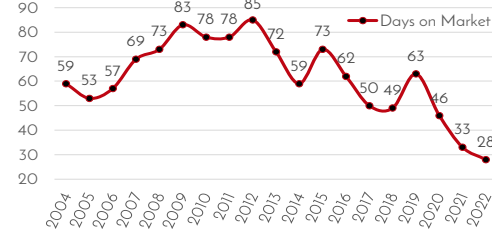
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

