



Springfield

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	75C Troy Drive	OneFloor	1	1.0	5	\$240,000	\$240,000	\$245,000	102.08%	\$233,100	1.05
2	83D Troy Drive	OneFloor	1	1.0	10	\$245,000	\$245,000	\$275,000	112.24%	\$226,600	1.21
3	93 Troy Drive	OneFloor	1	1.0	12	\$274,999	\$274,999	\$300,000	109.09%	\$233,100	1.29
4	29 Troy Drive B4	TwnEndUn	2	2.0	11	\$329,000	\$329,000	\$400,000	121.58%	\$310,700	1.29
5	99A Troy Drive	TwnEndUn	2	2.1	48	\$450,000	\$450,000	\$451,000	100.22%	\$310,700	1.45
6	600 S Springfield Avenue	FixrUppr	3	1.1	12	\$419,000	\$419,000	\$475,000	113.37%	\$504,100	0.94
7	172 Milltown Road	Colonial	3	1.1	12	\$479,000	\$479,000	\$490,000	102.30%	\$439,200	1.12
8	12 Cayuga Court	Bi-Level	4	3.0	13	\$789,000	\$789,000	\$800,000	101.39%	\$653,100	1.22
9	154 Hawthorne Avenue	Colonial	4	2.1	9	\$799,000	\$799,000	\$880,000	110.14%	\$651,800	1.35
AVERAGE					15	\$447,222	\$447,222	\$479,556	108.05%		1.21

"Active" Listings in Springfield

Number of Units: 15
 Average List Price: \$764,320
 Average Days on Market: 39

"Under Contract" Listings in Springfield

Number of Units: 23
 Average List Price: \$822,453
 Average Days on Market: 24

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	15						25
List Price	\$514,200	\$581,300	\$549,224	\$662,150	\$663,593	\$606,445	\$447,222						\$579,267
Sales Price	\$520,850	\$582,444	\$572,267	\$694,167	\$683,553	\$623,727	\$479,556						\$597,411
SP:LP%	101.48%	101.30%	104.10%	105.26%	102.93%	103.25%	108.05%						103.57%
SP to AV	1.10	1.06	1.15	1.16	1.12	1.20	1.21						1.14
# Units Sold	10	9	8	6	15	11	9						68
3 Mo Rate of Ab	0.86	0.91	1.03	1.50	0.72	1.36	1.29						1.10
Active Listings	9	9	10	12	8	11	15						11
Under Contracts	19	19	21	20	22	18	23						20

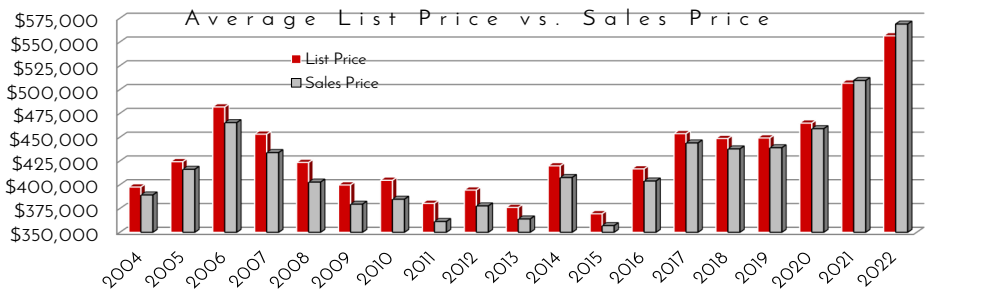
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	24.7	25.1	1.83%
Sales Price	\$558,975	\$597,411	6.88%
LP:SP	102.81%	103.57%	0.74%
SP:AV	1.88	1.14	-39.11%

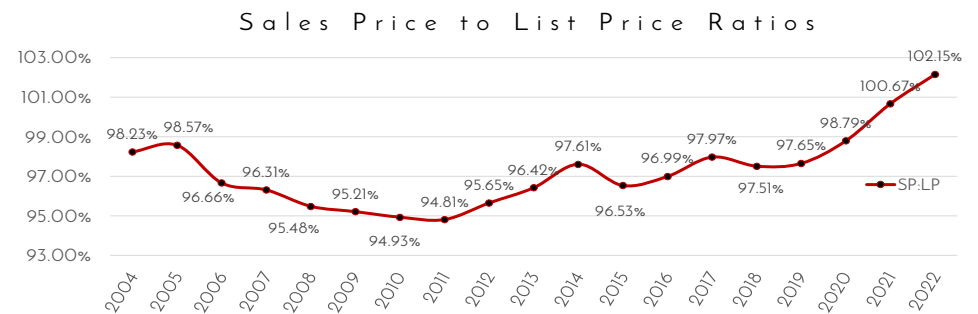


YTD	2022	2023	% Change
# Units Sold	111	68	-38.74%
Rate of Ab 3 Mo	1.48	1.10	-26.04%
Actives	21	11	-48.97%
Under Contracts	32	20	-37.44%

Springfield Yearly Market Trends



Springfield Yearly Market Trends



Year	LP	SP
2004	\$397,538	\$389,224
2005	\$424,179	\$416,182
2006	\$481,699	\$465,246
2007	\$453,106	\$433,788
2008	\$423,362	\$402,751
2009	\$399,705	\$379,540
2010	\$404,633	\$384,758
2011	\$380,393	\$361,350
2012	\$394,341	\$377,750
2013	\$376,078	\$364,018
2014	\$419,782	\$407,579
2015	\$369,457	\$356,985
2016	\$416,060	\$403,903
2017	\$453,619	\$443,920
2018	\$448,523	\$437,628
2019	\$449,123	\$438,868
2020	\$464,732	\$458,864
2021	\$506,720	\$509,476
2022	\$556,418	\$568,804

