



Springfield

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Troy Drive C25	FirstFlr	2	1.0	10	\$325,000	\$325,000	\$360,000	110.77%	\$253,200	1.42
2	47 Troy Drive B6	TwnEndUn	2	2.1	9	\$465,000	\$465,000	\$490,000	105.38%	\$310,700	1.58
3	82 S Maple Avenue	CapeCod	3	2.0	53	\$499,900	\$479,900	\$500,000	104.19%	\$481,100	1.04
4	3104 Park Place	TwnIntUn	2	2.1	15	\$475,000	\$475,000	\$500,000	105.26%	\$400,300	1.25
5	55 Franklyn Pace	Ranch	2	2.0	18	\$485,000	\$485,000	\$530,250	109.33%	\$439,100	1.21
6	93 Caldwell Place	Colonial	3	1.1	16	\$514,000	\$514,000	\$550,000	107.00%	\$441,100	1.25
7	706 S Springfield Avenue	Split Level	4	3.0	54	\$574,900	\$562,500	\$570,000	101.33%	\$681,700	0.84
8	9 Mohawk Drive	Split Level	4	2.1	17	\$725,000	\$725,000	\$690,000	95.17%	\$664,800	1.04
9	67 Green Hill Road	Split Level	5	3.1	22	\$799,000	\$799,000	\$801,000	100.25%	\$805,900	0.99
10	26 Richland Drive	Split Level	3	4.0	15	\$779,000	\$779,000	\$812,000	104.24%	\$658,300	1.23
11	6 S Derby Road	Split Level	4	3.0	17	\$799,000	\$799,000	\$830,000	103.88%	\$585,200	1.42
12	251 Hillside Avenue	Colonial	5	3.1	39	\$995,000	\$899,000	\$880,000	97.89%	\$665,900	1.32
13	990 Chimney Ridge Drive	Colonial	4	4.1	8	\$1,199,000	\$1,199,000	\$1,040,000	86.74%	\$922,500	1.13
14	11 Madden Court	Custom	5	3.1	7	\$1,295,000	\$1,295,000	\$1,225,000	94.59%	\$1,021,400	1.20
15	33 Fernhill Road	Contemp	5	6.0	9	\$995,000	\$995,000	\$1,315,000	132.16%	\$863,400	1.52
16	76 Tree Top Drive	RanchExp	5	4.1	9	\$1,419,000	\$1,419,000	\$1,700,000	119.80%	\$1,062,800	1.60
AVERAGE					20	\$771,488	\$763,463	\$799,578	104.87%		1.25

Active Listings in Springfield

Number of Units: 18
 Average List Price: \$569,289
 Average Days on Market: 39

Under Contract Listings in Springfield

Number of Units: 12
 Average List Price: \$970,233
 Average Days on Market: 29

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	20					24
List Price	\$514,200	\$581,300	\$549,224	\$662,150	\$663,593	\$606,445	\$447,222	\$763,463					\$614,352
Sales Price	\$520,850	\$582,444	\$572,267	\$694,167	\$683,553	\$623,727	\$479,556	\$799,578					\$635,919
SP:LP%	101.48%	101.30%	104.10%	105.26%	102.93%	103.25%	108.05%	104.87%					103.82%
SP to AV	1.10	1.06	1.15	1.16	1.12	1.20	1.21	1.25					1.16
# Units Sold	10	9	8	6	15	11	9	16					84
3 Mo Rate of Ab	0.86	0.91	1.03	1.50	0.72	1.36	1.29	1.50					1.15
Active Listings	9	9	10	12	8	11	15	18					12
Under Contracts	19	19	21	20	22	18	23	12					19

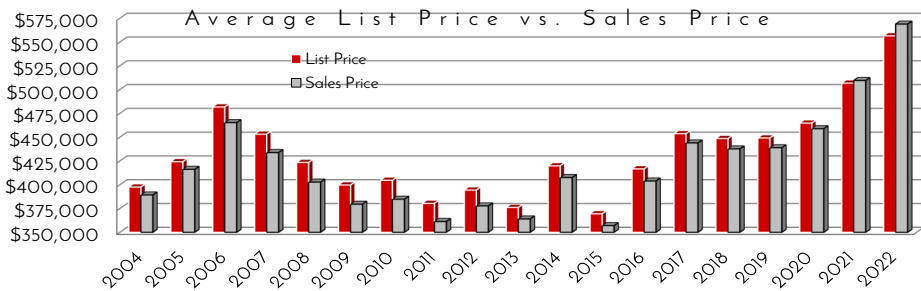
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	25	24	-4.12%
Sales Price	\$565,428	\$635,919	12.47%
LP:SP	102.67%	103.82%	1.13%
SP:AV	1.79	1.16	-35.13%

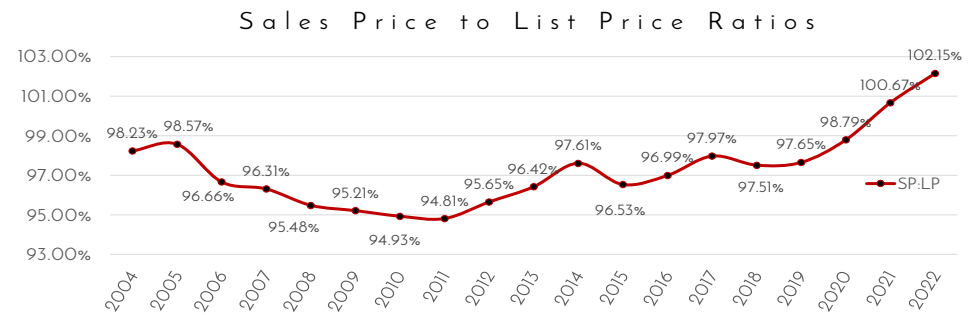


YTD	2022	2023	% Change
# Units Sold	129	84	-34.88%
Rate of Ab 3 Mo	1.44	1.15	-20.61%
Actives	21	12	-45.88%
Under Contracts	31	19	-38.65%

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

