



Springfield

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	98 Kew Drive	CapeCod	3	1.0	124	\$460,000	\$400,000	\$380,000	95.00%	\$460,500	0.83
2	31 Country Club Lane	CapeCod	4	1.0	13	\$375,000	\$375,000	\$402,000	107.20%	\$390,500	1.03
3	79 Diven Street	CapeCod	4	2.0	16	\$445,000	\$445,000	\$470,000	105.62%	\$304,800	1.54
4	236 Hillside Avenue	Ranch	3	1.1	14	\$479,000	\$479,000	\$505,000	105.43%	\$531,800	0.95
5	19 Country Club Lane	CapeCod	3	1.1	55	\$535,000	\$498,000	\$510,000	102.41%	\$499,200	1.02
6	44 Colonial Terrace	Colonial	3	2.0	10	\$498,000	\$498,000	\$510,000	102.41%	\$441,500	1.16
7	35 Rose Avenue	CapeCod	4	2.0	70	\$539,000	\$539,000	\$517,500	96.01%	\$510,100	1.01
8	244 Baltusrol Way	Ranch	3	2.0	1	\$529,000	\$529,000	\$520,000	98.30%	\$464,500	1.12
9	86 Laurel Drive	SplitLev	4	1.1	31	\$699,000	\$649,999	\$675,000	103.85%	\$562,000	1.20
10	190 Riverside Drive	Custom	4	2.1	56	\$749,000	\$729,000	\$719,000	98.63%		
AVERAGE					39	\$530,800	\$514,200	\$520,850	101.48%		1.10

"Active" Listings in Springfield

Number of Units: 9
 Average List Price: \$702,088
 Average Days on Market: 28

"Under Contract" Listings in Springfield

Number of Units: 19
 Average List Price: \$574,768
 Average Days on Market: 36

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												39
List Price	\$514,200												\$514,200
Sales Price	\$520,850												\$520,850
SP:LP%	101.48%												101.48%
SP to AV	1.10												1.10
# Units Sold	10												10
3 Mo Rate of Ab	0.86												0.86
Active Listings	9												9
Under Contracts	19												19

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	21	39	89.94%
Sales Price	\$510,333	\$520,850	2.06%
LP:SP	100.16%	101.48%	1.33%
SP:AV	3.39	1.10	-67.65%



YTD	2022	2023	% Change
# Units Sold	15	10	-33.33%
Rate of Ab 3 Mo	0.94	0.86	-8.51%
Actives	16	9	-43.75%
Under Contracts	18	19	5.56%

Springfield Yearly Market Trends



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

Springfield Yearly Market Trends

