

Springfield

July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	73- A Troy Drive	OneFloor	1	1.0	16	\$250,000	\$250,000	\$250,000	100.00%	\$233,100	1.07
2	545 S Springfield Avenue	TwnIntUn	2	1.1	12	\$329,000	\$329,000	\$357,000	108.51%	\$285,700	1.25
3	6 Perry Place	Colonial	3	1.1	15	\$489,900	\$489,900	\$489,000	99.82%	\$433,200	1.13
4	63 Tooker Avenue	Colonial	3	1.1	15	\$539,000	\$539,000	\$550,063	102.05%	\$477,000	1.15
5	397 Hillside Avenue	Ranch	3	2.0	15	\$545,000	\$545,000	\$552,000	101.28%	\$524,100	1.05
6	706 Park Place	TwnIntUn	3	3.1	16	\$489,000	\$489,000	\$552,000	112.88%	\$438,300	1.26
7	14 Lynn Drive	Split Level	3	2.0	20	\$535,000	\$535,000	\$570,000	106.54%	\$507,900	1.12
8	93 Lyons Place	CapeCod	3	1.1	15	\$579,000	\$579,000	\$603,000	104.15%	\$486,300	1.24
9	94 Lyons Place	CapeCod	4	2.0	10	\$595,000	\$595,000	\$620,000	104.20%	\$456,300	1.36
10	11 Gregory Road	Split Level	5	2.1	9	\$639,900	\$639,900	\$650,000	101.58%	\$613,900	1.06
11	4 Briar Hills Circle	Split Level	4	3.0	15	\$669,000	\$669,000	\$680,000	101.64%	\$645,900	1.05
12	200 Shunpike Road	Bi-Level	4	3.0	34	\$739,000	\$699,000	\$694,000	99.28%	\$574,700	1.21
13	52 Rose Avenue	Custom	5	4.0	110	\$845,000	\$845,000	\$780,000	92.31%		
14	4 Fernhill Road	Colonial	4	3.1	38	\$899,000	\$899,000	\$860,000	95.66%	\$736,500	1.17
15	156 Pitt Road	Colonial	4	3.2	104	\$1,099,000	\$949,000	\$961,500	101.32%	\$816,600	1.18
16	44 High Point Drive	Custom	5	4.1	11	\$929,000	\$929,000	\$979,000	105.38%	\$935,100	1.05
17	11 Colfax Road	Custom	4	3.2	18	\$950,000	\$950,000	\$980,000	103.16%	\$886,500	1.11
AVERAGE					28	\$654,165	\$642,988	\$654,563	102.34%		1.15

"Active" Listings in Springfield

Number of Units: 22
Average List Price: \$618,418
Average Days on Market: 42

"Under Contract" Listings in Springfield

Number of Units: 36
Average List Price: \$607,916
Average Days on Market: 30

Springfield 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	40	25	32	21	17	28						25
List Price	\$507,680	\$448,311	\$548,071	\$520,233	\$516,688	\$552,050	\$642,988						\$541,353
Sales Price	\$510,333	\$450,389	\$583,113	\$543,513	\$528,553	\$579,521	\$654,563						\$558,975
SP:LP%	100.16%	100.33%	104.81%	104.23%	101.48%	104.62%	102.34%						102.81%
SP to AV	3.39	3.16	2.13	1.19	1.11	1.14	1.15						1.88
# Units Sold	15	9	14	15	17	24	17						111
3 Mo Rate of Ab	0.94	1.21	1.10	2.19	1.61	1.87	1.45						1.48
Active Listings	16	15	22	23	16	31	22						21
Under Contracts	18	27	28	36	48	34	36						32

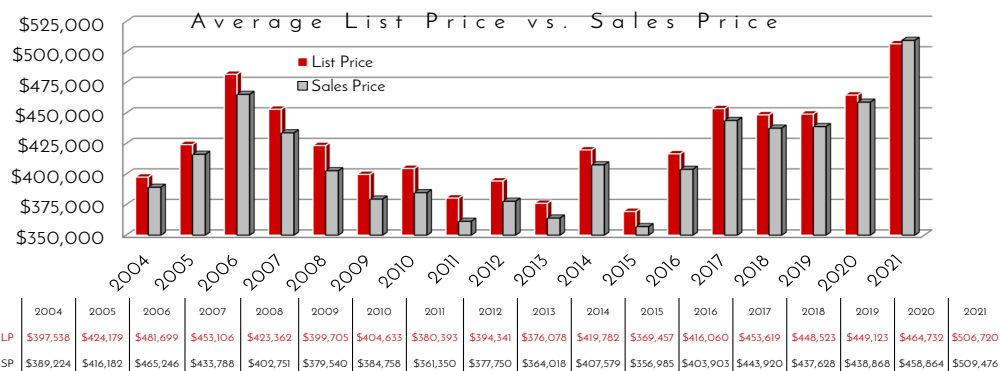
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	35	25	-28.57%
Sales Price	\$504,376	\$558,975	10.83%
LP:SP	100.34%	102.81%	2.46%
SP:AV	3.20	1.88	-41.48%



YTD	2021	2022	% Change
# Units Sold	148	111	-25.00%
Rate of Ab 3 Mo	1.60	1.45	-9.38%
Actives	40	22	-45.00%
Under Contracts	33	36	9.09%

Springfield Yearly Market Trends



Springfield Yearly Market Trends

