



Springfield

December 2023 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|---------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 1 | 8 Alvin Terrace | Colonial | 5 | 1.1 | 47 | \$499,900 | \$499,900 | \$525,000 | 105.02% | \$482,000 | 1.09 |
| 2 | 2103 Park Place | TwnIntUn | 3 | 3.1 | 7 | \$539,999 | \$539,999 | \$570,000 | 105.56% | \$438,300 | 1.30 |
| 3 | 21 Rose Avenue | CapeCod | 4 | 2.0 | 12 | \$585,999 | \$585,999 | \$615,000 | 104.95% | \$520,000 | 1.18 |
| 4 | 30 Tooker Place | Colonial | 4 | 3.0 | 27 | \$669,000 | \$669,000 | \$660,000 | 98.65% | \$559,500 | 1.18 |
| 5 | 17 Henshaw Avenue | Colonial | 3 | 2.0 | 18 | \$679,000 | \$679,000 | \$717,000 | 105.60% | \$495,200 | 1.45 |
| 6 | 15 Littlebrook Road | Ranch | 4 | 2.1 | 16 | \$748,000 | \$748,000 | \$753,000 | 100.67% | \$758,400 | 0.99 |
| 7 | 27 Garden Oval | SplitLev | 3 | 2.0 | 18 | \$715,000 | \$715,000 | \$800,000 | 111.89% | \$554,700 | 1.44 |
| 8 | 43 Littlebrook Road | Ranch | 3 | 2.0 | 14 | \$799,900 | \$799,900 | \$850,000 | 106.26% | \$729,600 | 1.17 |
| AVERAGE | | | | | 20 | \$654,600 | \$654,600 | \$686,250 | 104.82% | | 1.23 |

"Active" Listings in Springfield

Number of Units: 11
Average List Price: \$531,709
Average Days on Market: 57

"Under Contract" Listings in Springfield

Number of Units: 13
Average List Price: \$661,854
Average Days on Market: 42

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 | 37 | 35 | 36 | 20 | 27 |
| List Price | \$514,200 | \$581,300 | \$549,224 | \$662,150 | \$663,593 | \$606,445 | \$447,222 | \$763,463 | \$1,079,250 | \$530,567 | \$559,613 | \$654,600 | \$636,001 |
| Sales Price | \$520,850 | \$582,444 | \$572,267 | \$694,167 | \$683,553 | \$623,727 | \$479,556 | \$799,578 | \$1,093,250 | \$535,333 | \$579,813 | \$686,250 | \$655,964 |
| SP:LP% | 101.48% | 101.30% | 104.10% | 105.26% | 102.93% | 103.25% | 108.05% | 104.87% | 101.11% | 102.74% | 102.69% | 104.82% | 103.52% |
| SP to AV | 1.10 | 1.06 | 1.15 | 1.16 | 1.12 | 1.20 | 1.21 | 1.25 | 1.16 | 1.24 | 1.26 | 1.23 | 1.18 |
| # Units Sold | 10 | 9 | 8 | 6 | 15 | 11 | 9 | 16 | 8 | 12 | 8 | 8 | 120 |
| 3 Mo Rate of Ab | 0.86 | 0.91 | 1.03 | 1.50 | 0.72 | 1.36 | 1.29 | 1.50 | 1.18 | 1.58 | 1.45 | 1.24 | 1.22 |
| Active Listings | 9 | 9 | 10 | 12 | 8 | 11 | 15 | 18 | 13 | 18 | 12 | 11 | 12 |
| Under Contracts | 19 | 19 | 21 | 20 | 22 | 18 | 23 | 12 | 17 | 14 | 15 | 13 | 18 |

Flashback! YTD 2022 vs YTD 2023

| YTD | 2022 | 2023 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 27.93 | 26.54 | -4.96% |
| Sales Price | \$568,804 | \$655,964 | 15.32% |
| LP:SP | 102.15% | 103.52% | 1.35% |
| SP:AV | 1.56 | 1.18 | -24.42% |



| YTD | 2022 | 2023 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 188 | 120 | -36.17% |
| Rate of Ab 3 Mo | 1.37 | 1.22 | -11.18% |
| Actives | 20 | 12 | -39.17% |
| Under Contracts | 28 | 18 | -36.98% |

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 |

Springfield Yearly Market Trends

