



# Springfield

## February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Warner Avenue	Colonial	4	1.0	40	\$425,000	\$425,000	\$430,000	101.18%	\$441,700	0.97
2	524 Ashwood Road	Ranch	2	1.1	10	\$399,000	\$399,000	\$560,000	140.35%	\$564,000	0.99
3	102 Salter Street	Custom	3	2.1	46	\$599,000	\$599,000	\$575,000	95.99%	\$478,200	1.20
4	33 Cottler Avenue	Colonial	4	3.1	26	\$550,000	\$550,000	\$600,000	109.09%	\$594,300	1.01
5	90 Henshaw Avenue	Colonial	3	1.1	16	\$550,000	\$550,000	\$615,000	111.82%	\$497,800	1.24
6	220 Baltusrol Avenue	Colonial	4	1.1	131	\$662,500	\$678,400	\$640,500	94.41%	\$564,100	1.14
7	1 Archbridge Lane	Split Level	3	3.0	18	\$689,000	\$689,000	\$675,000	97.97%	\$674,800	1.00
8	209 Bryant Avenue	Split Level	3	2.1	23	\$675,000	\$675,000	\$675,000	100.00%	\$580,500	1.16
9	42 Pitt Road	Ranch	3	3.0	9	\$595,000	\$595,000	\$685,000	115.13%	\$541,800	1.26
10	233 Hillside Avenue	Custom	4	2.0	14	\$659,000	\$659,000	\$698,000	105.92%	\$560,900	1.24
AVERAGE					33	\$580,350	\$581,940	\$615,350	107.19%	\$549,810	1.12

### *"Active"* Listings in Springfield

Number of Units: 10  
 Average List Price: \$548,190  
 Average Days on Market: 19

### *"Under Contract"* Listings in Springfield

Number of Units: 14  
 Average List Price: \$664,200  
 Average Days on Market: 36

# Springfield 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	33											31
List Price	\$696,380	\$581,940											\$620,087
Sales Price	\$690,800	\$615,350											\$640,500
SP:LP%	99.90%	107.19%											104.76%
SP to AV	1.33	1.12											1.18
# Units Sold	5	10											15
3 Mo Rate of Ab	0.95	1.17											1.06
Active Listings	7	10											9
Under Contracts	17	14											16

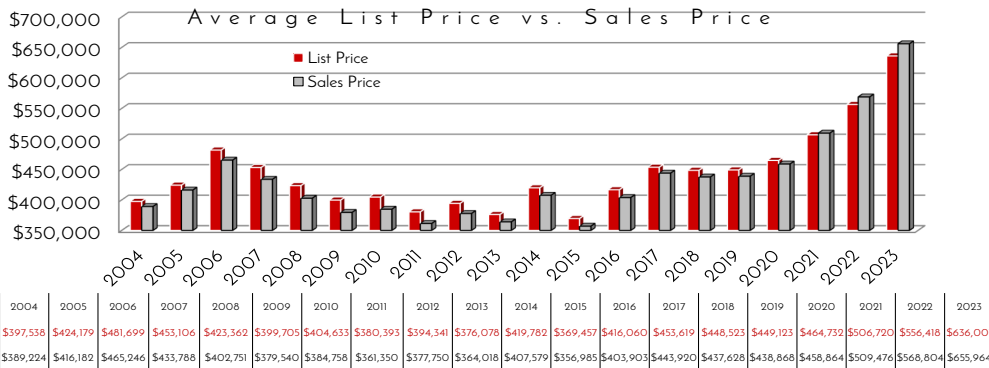
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	40	31	-22.32%
Sales Price	\$550,026	\$640,500	16.45%
LP:SP	101.40%	104.76%	3.31%
SP:AV	1.08	1.18	9.55%



YTD	2023	2024	% Change
# Units Sold	19	15	-21.05%
Rate of Ab 3 Mo	0.89	1.06	19.77%
Actives	9	9	-5.56%
Under Contracts	19	16	-18.42%

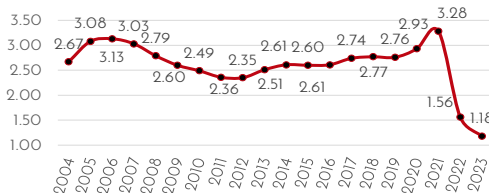
## Springfield Yearly Market Trends



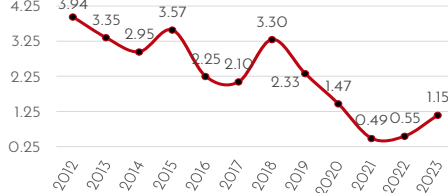
## Springfield Yearly Market Trends



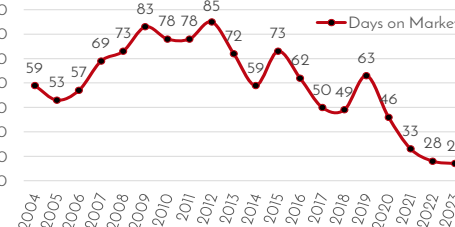
### Sales Price to Assessed Value Ratio



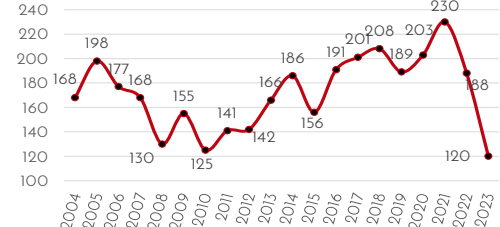
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.