



Springfield

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	445 Morris Avenue	OneFloor	1	1.0	28	\$290,000	\$290,000	\$280,000	96.55%	\$177,400	1.58
2	26 Troy Drive	OneFloor	1	1.0	22	\$275,000	\$275,000	\$280,000	101.82%	\$233,100	1.20
3	30 A Troy Drive	OneFloor	2	1.0	17	\$339,000	\$339,000	\$350,000	103.24%	\$258,300	1.36
4	30 Meisel Avenue	CapeCod	4	1.1	95	\$539,000	\$519,000	\$506,000	97.50%	\$375,600	1.35
5	178 Linden Avenue	Colonial	3	1.1	81	\$599,900	\$580,000	\$565,000	97.41%	\$499,100	1.13
6	78 Sherwood Road	Split Level	3	1.1	21	\$524,900	\$524,900	\$580,000	110.50%	\$513,100	1.13
7	10 Redwood Road	Split Level	4	2.1	11	\$599,000	\$599,000	\$652,500	108.93%	\$610,100	1.07
8	34 Tree Top Drive	Custom	6	5.1	13	\$1,350,000	\$1,350,000	\$1,425,000	105.56%	\$1,101,700	1.29
AVERAGE					36	\$564,600	\$559,613	\$579,813	102.69%		1.26

"Active" Listings in Springfield

Number of Units: 12
Average List Price: \$609,650
Average Days on Market: 46

"Under Contract" Listings in Springfield

Number of Units: 15
Average List Price: \$669,240
Average Days on Market: 26

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		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		\$634,672
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		\$653,801
SP:LP%	101.48%	101.30%	104.10%	105.26%	102.93%	103.25%	108.05%	104.87%	101.11%	102.74%	102.69%		103.43%
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		1.18
# Units Sold	10	9	8	6	15	11	9	16	8	12	8		112
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		1.22
Active Listings	9	9	10	12	8	11	15	18	13	18	12		12
Under Contracts	19	19	21	20	22	18	23	12	17	14	15		18

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26.95	27.02	0.24%
Sales Price	\$566,440	\$653,801	15.42%
LP:SP	102.23%	103.43%	1.17%
SP:AV	1.61	1.18	-26.60%

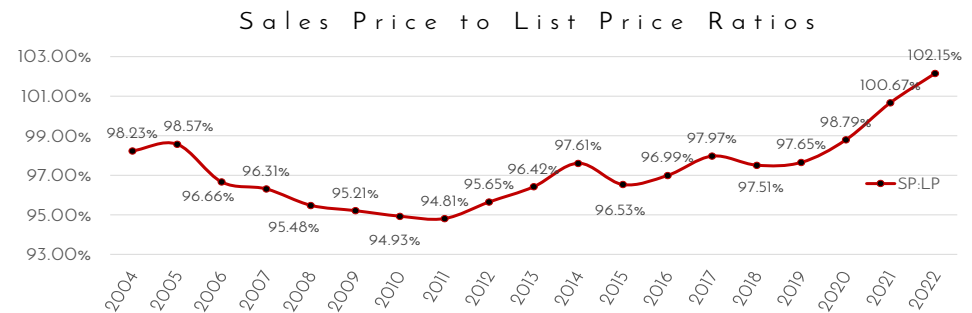


YTD	2022	2023	% Change
# Units Sold	173	112	-35.26%
Rate of Ab 3 Mo	1.44	1.22	-15.80%
Actives	21	12	-41.81%
Under Contracts	29	18	-37.69%

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

