



Springfield

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	52 Marion Avenue	Colonial	4	1.1	119	\$520,000	\$499,999	\$510,000	102.00%	\$482,700	1.06
2	27 Woodcrest Circle	Colonial	3	2.0	22	\$597,000	\$597,000	\$620,000	103.85%	\$477,300	1.30
3	90 Hawthorn Avenue	Colonial	4	2.0	19	\$600,000	\$600,000	\$620,000	103.33%	\$517,600	1.20
4	83 Beverly Road	Split Level	3	3.0	34	\$689,000	\$689,000	\$650,000	94.34%	\$579,200	1.12
5	51 Hawthorne Avenue	Split Level	4	2.1	18	\$749,000	\$749,000	\$740,000	98.80%	\$606,900	1.22
6	6 Warwick Circle	Colonial	5	3.1	37	\$1,149,000	\$1,149,000	\$1,150,000	100.09%		
7	23 Oak Ridge	Colonial	6	5.1	12	\$1,600,000	\$1,600,000	\$1,700,000	106.25%	\$1,215,000	1.40
8	500 Ashwood Road	Colonial	6	9.2	33	\$3,250,000	\$2,750,000	\$2,756,000	100.22%	\$3,479,900	0.79
AVERAGE					37	\$1,144,250	\$1,079,250	\$1,093,250	101.11%		1.16

Active Listings in Springfield

Number of Units: 13
 Average List Price: \$563,700
 Average Days on Market: 50

Under Contract Listings in Springfield

Number of Units: 17
 Average List Price: \$605,571
 Average Days on Market: 33

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				25
List Price	\$514,200	\$581,300	\$549,224	\$662,150	\$663,593	\$606,445	\$447,222	\$763,463	\$1,079,250				\$654,778
Sales Price	\$520,850	\$582,444	\$572,267	\$694,167	\$683,553	\$623,727	\$479,556	\$799,578	\$1,093,250				\$675,687
SP:LP%	101.48%	101.30%	104.10%	105.26%	102.93%	103.25%	108.05%	104.87%	101.11%				103.59%
SP to AV	1.10	1.06	1.15	1.16	1.12	1.20	1.21	1.25	1.16				1.16
# Units Sold	10	9	8	6	15	11	9	16	8				92
3 Mo Rate of Ab	0.86	0.91	1.03	1.50	0.72	1.36	1.29	1.50	1.18				1.15
Active Listings	9	9	10	12	8	11	15	18	13				12
Under Contracts	19	19	21	20	22	18	23	12	17				19

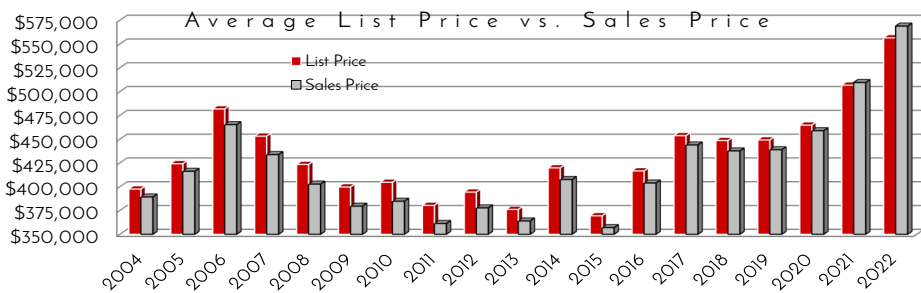
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	24.9	25.2	1.15%
Sales Price	\$571,734	\$675,687	18.18%
LP:SP	102.56%	103.59%	1.00%
SP:AV	1.73	1.16	-32.75%

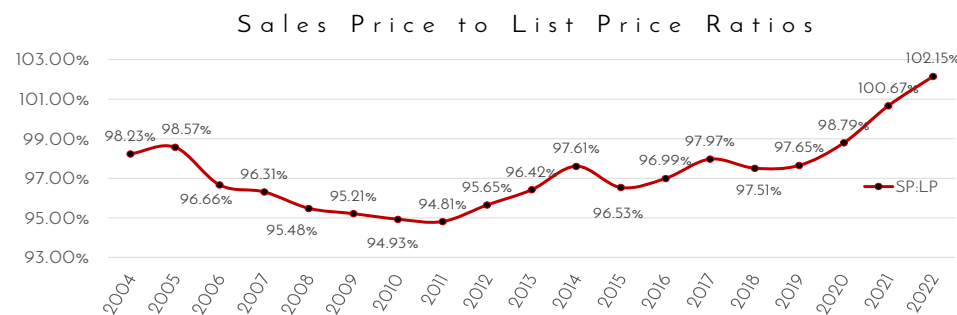


YTD	2022	2023	% Change
# Units Sold	142	92	-35.21%
Rate of Ab 3 Mo	1.48	1.15	-22.47%
Actives	22	12	-46.15%
Under Contracts	31	19	-38.93%

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

