



Springfield

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	38 Troy Drive U:A	FirstFlr	1	1.0	28	\$285,000	\$285,000	\$290,000	101.75%	\$240,800	1.20
2	95 Troy Drive	OneFloor	2	1.0	69	\$325,000	\$350,000	\$346,000	98.86%	\$253,200	1.37
3	51D Troy Drive	OneFloor	2	1.0	17	\$319,900	\$319,900	\$355,000	110.97%	\$266,200	1.33
4	85 Troy Drive U:A	TwnIntUn	2	2.1	38	\$449,000	\$449,000	\$432,000	96.21%	\$321,200	1.34
5	135 Hawthorne Avenue	Split Level	3	2.0	35	\$495,000	\$495,000	\$490,000	98.99%	\$430,800	1.14
6	104 Linden Avenue	Colonial	3	2.1	113	\$495,000	\$495,000	\$500,000	101.01%	\$488,600	1.02
7	3112 Park Place	TwnIntUn	2	2.1	10	\$485,000	\$485,000	\$510,000	105.15%	\$400,300	1.27
8	72 Linden Avenue	Colonial	3	2.0	11	\$450,000	\$450,000	\$560,000	124.44%	\$435,700	1.29
9	23 Smithfield Drive	Split Level	4	2.1	9	\$649,900	\$649,900	\$570,000	87.71%	\$611,300	0.93
10	3711 Park Place	TwnIntUn	3	3.1	13	\$519,000	\$519,000	\$570,000	109.83%	\$405,300	1.41
11	86 Jefferson Terrace	Split Level	3	2.1	13	\$689,000	\$689,000	\$751,000	109.00%	\$510,700	1.47
12	4 Hampshire Court	Contemp	5	4.2	62	\$1,150,000	\$1,180,000	\$1,050,000	88.98%	\$907,200	1.16
AVERAGE					35	\$525,983	\$530,567	\$535,333	102.74%		1.24

Active Listings in Springfield

Number of Units: 18
 Average List Price: \$632,644
 Average Days on Market: 22

Under Contract Listings in Springfield

Number of Units: 14
 Average List Price: \$648,771
 Average Days on Market: 29

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			26
List Price	\$514,200	\$581,300	\$549,224	\$662,150	\$663,593	\$606,445	\$447,222	\$763,463	\$1,079,250	\$530,567			\$640,446
Sales Price	\$520,850	\$582,444	\$572,267	\$694,167	\$683,553	\$623,727	\$479,556	\$799,578	\$1,093,250	\$535,333			\$659,492
SP:LP%	101.48%	101.30%	104.10%	105.26%	102.93%	103.25%	108.05%	104.87%	101.11%	102.74%			103.49%
SP to AV	1.10	1.06	1.15	1.16	1.12	1.20	1.21	1.25	1.16	1.24			1.17
# Units Sold	10	9	8	6	15	11	9	16	8	12			104
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			1.19
Active Listings	9	9	10	12	8	11	15	18	13	18			12
Under Contracts	19	19	21	20	22	18	23	12	17	14			19

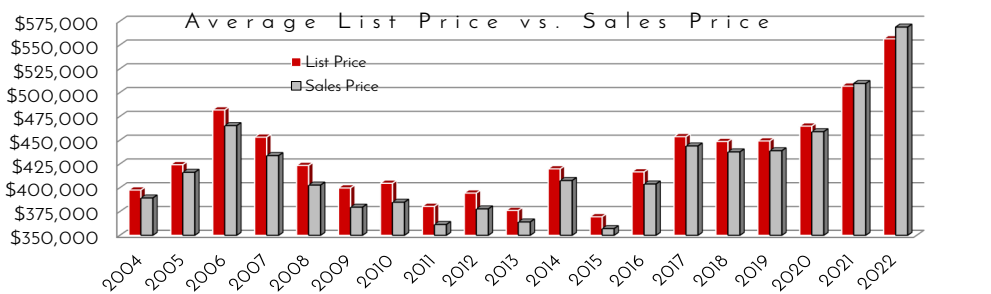
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	25.7	26.3	2.52%
Sales Price	\$571,216	\$659,492	15.45%
LP:SP	102.38%	103.49%	1.08%
SP:AV	1.67	1.17	-29.63%



YTD	2022	2023	% Change
# Units Sold	156	104	-33.33%
Rate of Ab 3 Mo	1.48	1.19	-19.50%
Actives	22	12	-43.84%
Under Contracts	30	19	-38.13%

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

