

Springfield

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	232 Milltown Road	Ranch	3	2.0	13	\$485,000	\$485,000	\$510,000	105.15%	\$370,600	1.38
2	78 Henshaw Avenue	CapeCod	4	2.0	82	\$629,900	\$599,000	\$625,000	104.34%	\$416,000	1.50
3	18 Cypress Terrace	SplitLev	5	2.1	1	\$749,000	\$749,000	\$705,000	94.13%	\$595,600	1.18
4	121 Lyons Place	Colonial	4	2.1	29	\$749,000	\$749,000	\$739,000	98.66%	\$589,300	1.25
5	90 Kipling Avenue	Colonial	4	3.1	13	\$899,900	\$899,900	\$875,000	97.23%		
AVERAGE					28	\$702,560	\$696,380	\$690,800	99.90%		1.33

Active Listings in Springfield

Number of Units: 7
 Average List Price: \$675,843
 Average Days on Market: 30

Under Contract Listings in Springfield

Number of Units: 17
 Average List Price: \$601,570
 Average Days on Market: 33

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												28
List Price	\$696,380												\$696,380
Sales Price	\$690,800												\$690,800
SP:LP%	99.90%												99.90%
SP to AV	1.33												1.33
# Units Sold	5												5
3 Mo Rate of Ab	0.95												0.95
Active Listings	7												7
Under Contracts	17												17

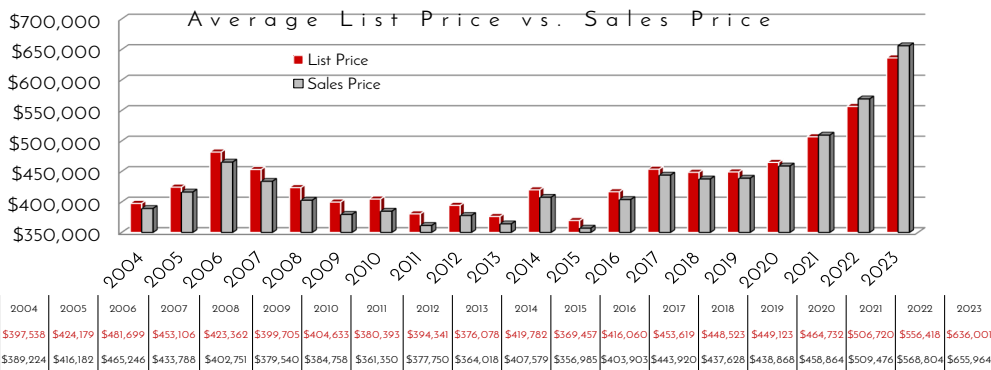
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	39	28	-29.23%
Sales Price	\$520,850	\$690,800	32.63%
LP:SP	101.48%	99.90%	-1.56%
SP:AV	1.10	1.33	21.34%



YTD	2023	2024	% Change
# Units Sold	10	5	-50.00%
Rate of Ab 3 Mo	0.86	0.95	10.47%
Actives	9	7	-22.22%
Under Contracts	19	17	-10.53%

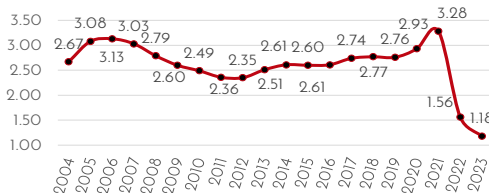
Springfield Yearly Market Trends



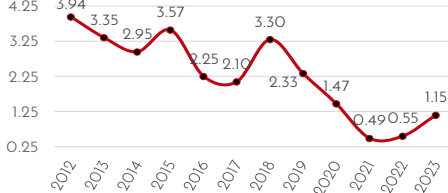
Springfield Yearly Market Trends



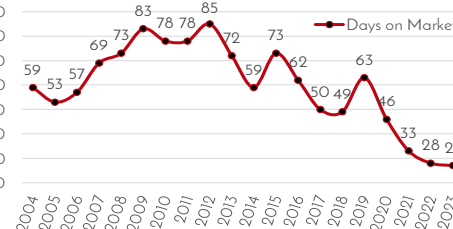
Sales Price to Assessed Value Ratio



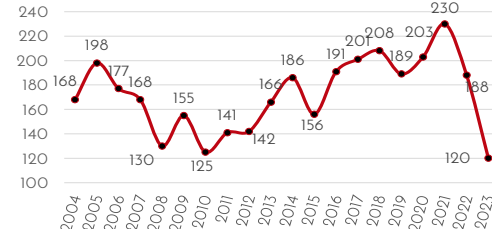
12 Month Rate of Absorption



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.