



Springfield

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Remer Avenue	Colonial	3	1.0	91	\$450,000	\$450,000	\$400,000	88.89%	\$425,000	0.94
2	90 Kipling Avenue	Ranch	2	1.0	7	\$369,999	\$369,999	\$411,300	111.16%	\$395,500	1.04
3	13 Trivett Avenue	Colonial	3	1.1	12	\$485,000	\$485,000	\$485,000	100.00%	\$439,200	1.10
4	17 Alvin Terrace	RanchExp	4	2.0	22	\$549,000	\$549,000	\$535,000	97.45%	\$542,000	0.99
5	33 S Maple Avenue	Colonial	3	1.1	11	\$509,900	\$509,900	\$550,000	107.86%	\$495,900	1.11
6	40 Ruby Street	RanchRas	4	2.1	8	\$679,000	\$679,000	\$679,000	100.00%	\$549,800	1.23
7	10 Warwick Circle	Ranch	3	2.1	8	\$679,000	\$679,000	\$705,000	103.83%	\$643,500	1.10
8	221 Bryant Avenue	Colonial	3	2.1	12	\$685,000	\$685,000	\$725,000	105.84%	\$585,000	1.24
9	2 Cayuga Court	Bi-Level	4	2.1	21	\$735,000	\$735,000	\$730,000	99.32%	\$738,000	0.99
10	26 Twin Oaks Oval	Split Level	4	3.1	10	\$799,000	\$799,000	\$800,000	100.13%	\$668,300	1.20
11	31 Garden Oval	Split Level	3	2.1	12	\$750,000	\$750,000	\$805,000	107.33%	\$585,900	1.37
12	52 Shunpike Road	Colonial	4	4.0	8	\$739,000	\$739,000	\$814,000	110.15%	\$733,800	1.11
13	22 Tree Top Drive	RanchExp	2	3.1	14	\$750,000	\$750,000	\$840,000	112.00%	\$756,400	1.11
14	22 Woodside Road	Custom	5	3.1	15	\$849,000	\$849,000	\$849,000	100.00%	\$788,100	1.08
15	410 Rolling Rock Road	Ranch	4	2.1	7	\$925,000	\$925,000	\$925,000	100.00%	\$817,300	1.13
AVERAGE					17	\$663,593	\$663,593	\$683,553	102.93%		1.12

Active Listings in Springfield

Number of Units: 8
 Average List Price: \$736,850
 Average Days on Market: 48

Under Contract Listings in Springfield

Number of Units: 22
 Average List Price: \$631,086
 Average Days on Market: 18

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								29
List Price	\$514,200	\$581,300	\$549,224	\$662,150	\$663,593								\$597,798
Sales Price	\$520,850	\$582,444	\$572,267	\$694,167	\$683,553								\$613,478
SP:LP%	101.48%	101.30%	104.10%	105.26%	102.93%								102.81%
SP to AV	1.10	1.06	1.15	1.16	1.12								1.11
# Units Sold	10	9	8	6	15								48
3 Mo Rate of Ab	0.86	0.91	1.03	1.50	0.72								1.00
Active Listings	9	9	10	12	8								10
Under Contracts	19	19	21	20	22								20

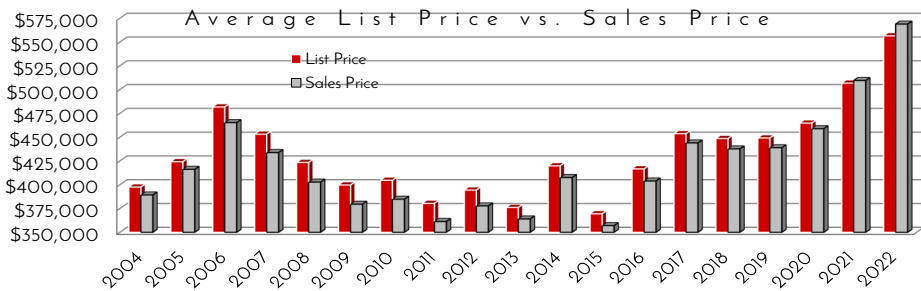
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26	29	10.72%
Sales Price	\$528,717	\$613,478	16.03%
LP:SP	102.30%	102.81%	0.49%
SP:AV	2.27	1.11	-50.87%



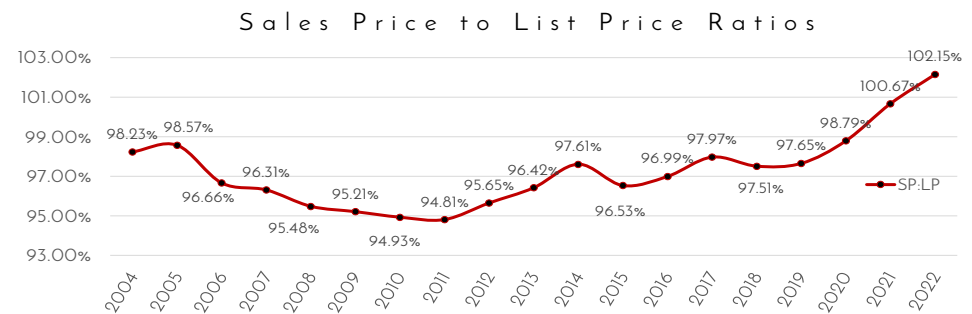
YTD	2022	2023	% Change
# Units Sold	70	48	-31.43%
Rate of Ab 3 Mo	1.41	1.00	-28.79%
Actives	18	10	-47.83%
Under Contracts	31	20	-35.67%

Springfield Yearly Market Trends

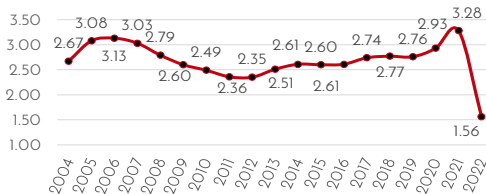


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,060	\$453,619	\$448,523	\$449,123	\$464,732	\$506,720	\$556,418
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903	\$443,920	\$437,628	\$438,868	\$458,864	\$509,476	\$568,804

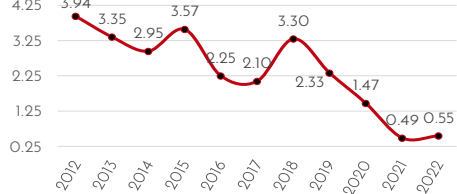
Springfield Yearly Market Trends



Sales Price to Assessed Value Ratio

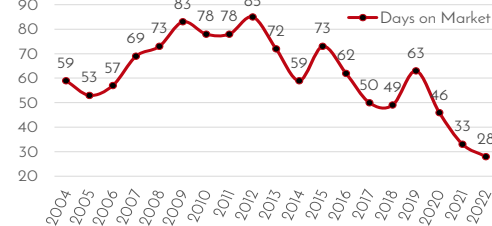


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

