



KELLERWILLIAMS.

# Springfield

## September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	53 Wentz Avenue	Split Level	3	1.0	18	\$349,900	\$349,900	\$365,000	104.32%	\$411,100	0.89
2	56 Warner Avenue	Colonial	3	1.1	29	\$410,000	\$410,000	\$415,000	101.22%	\$396,000	1.05
3	54-A Troy Drive	OneFloor	3	2.0	8	\$398,999	\$398,999	\$423,000	106.02%	\$331,600	1.28
4	28 Crescent Road	CapeCod	4	2.1	15	\$480,000	\$480,000	\$485,000	101.04%	\$467,900	1.04
5	60 Marion Avenue	Colonial	4	1.1	48	\$520,000	\$487,900	\$505,000	103.50%	\$430,500	1.17
6	319 Milltown Road	Split Level	4	2.1	12	\$635,000	\$635,000	\$596,925	94.00%	\$580,600	1.03
7	42 Woodcrest Circle	Ranch	3	2.0	18	\$599,000	\$599,000	\$633,000	105.68%		
8	113 Laurel Drive	Split Level	4	3.0	21	\$700,000	\$700,000	\$650,000	92.86%	\$686,700	0.95
9	25 Sycamore Terrace	Split Level	5	2.1	36	\$725,000	\$699,000	\$699,000	100.00%	\$722,700	0.97
10	449 Mountain Avenue	Custom	4	3.0	29	\$749,900	\$749,900	\$749,000	99.88%	\$530,700	1.41
11	4 Jade Meadow Drive	Custom	5	3.1	13	\$795,000	\$795,000	\$825,000	103.77%	\$749,800	1.10
12	62 Ronald Terrace	Colonial	4	2.1	47	\$835,000	\$835,000	\$850,000	101.80%	\$905,500	0.94
13	79 Adams Terrace	Colonial	4	3.1	1	\$998,000	\$998,000	\$1,050,000	105.21%	\$837,300	1.25
AVERAGE					23	\$630,446	\$625,977	\$634,302	101.48%		1.09

### "Active" Listings in Springfield

Number of Units: 25  
Average List Price: \$665,004  
Average Days on Market: 43

### "Under Contract" Listings in Springfield

Number of Units: 29  
Average List Price: \$477,468  
Average Days on Market: 37

# Springfield 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	40	25	32	21	17	28	28	23				25
List Price	\$507,680	\$448,311	\$548,071	\$520,233	\$516,688	\$552,050	\$642,988	\$596,917	\$625,977				\$556,144
Sales Price	\$510,333	\$450,389	\$583,113	\$543,513	\$528,553	\$579,521	\$654,563	\$605,223	\$634,302				\$571,734
SP:LP%	100.16%	100.33%	104.81%	104.23%	101.48%	104.62%	102.34%	101.76%	101.48%				102.56%
SP to AV	3.39	3.16	2.13	1.19	1.11	1.14	1.15	1.13	1.09				1.73
# Units Sold	15	9	14	15	17	24	17	18	13				142
3 Mo Rate of Ab	0.94	1.21	1.10	2.19	1.61	1.87	1.45	1.18	1.80				1.48
Active Listings	16	15	22	23	16	31	22	25	25				22
Under Contracts	18	27	28	36	48	34	36	24	29				31

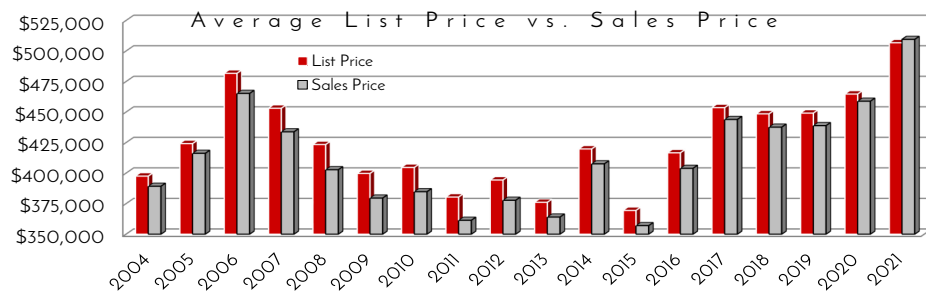
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	33	25	-24.05%
Sales Price	\$505,593	\$571,734	13.08%
LP:SP	100.52%	102.56%	2.03%
SP:AV	3.24	1.73	-46.59%

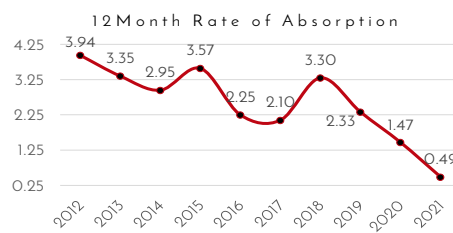
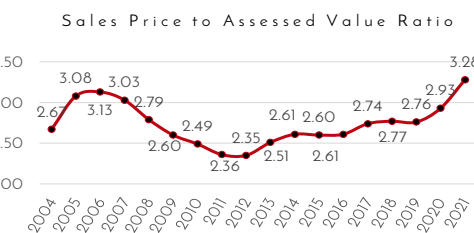


YTD	2021	2022	% Change
# Units Sold	187	142	-24.06%
Rate of Ab 3 Mo	1.58	1.80	13.92%
Actives	23	25	8.70%
Under Contracts	25	29	16.00%

## Springfield Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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
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



Data only available until 2012

## Springfield Yearly Market Trends

### Sales Price to List Price Ratios

