



Springfield

February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	190 Morris Avenue U21	OneFloor	1	1.0	8	\$249,000	\$249,900	\$260,000	104.04%	\$232,000	1.12
2	43 Warner Avenue	Colonial	3	2.0	22	\$465,000	\$465,000	\$480,000	103.23%	\$428,100	1.12
3	359 Mountain Avenue	CapeCod	4	1.1	90	\$499,000	\$499,000	\$492,000	98.60%	\$441,000	1.12
4	87 Denham Road	Colonial	3	1.0	19	\$450,000	\$450,000	\$535,000	118.89%	\$521,600	1.03
5	270 Mountain Avenue	Split Level	4	2.1	36	\$579,999	\$579,999	\$570,000	98.28%	\$557,900	1.02
6	33 Highlands Avenue	Ranch	5	3.0	61	\$749,900	\$699,900	\$660,000	94.30%	\$784,900	0.84
7	42 Laurel Drive	Split Level	5	2.1	63	\$774,900	\$739,000	\$720,000	97.43%	\$643,900	1.12
8	43 Prospect Place	Colonial	4	3.1	27	\$749,000	\$749,000	\$740,000	98.80%		
9	27 Norwood Road	Split Level	3	2.1	52	\$820,000	\$799,900	\$785,000	98.14%	\$708,400	1.11
AVERAGE					42	\$592,978	\$581,300	\$582,444	101.30%		1.06

"Active" Listings in Springfield

Number of Units: 9
 Average List Price: \$689,089
 Average Days on Market: 34

"Under Contract" Listings in Springfield

Number of Units: 19
 Average List Price: \$558,726
 Average Days on Market: 22

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											40
List Price	\$514,200	\$581,300											\$545,984
Sales Price	\$520,850	\$582,444											\$550,026
SP:LP%	101.48%	101.30%											101.40%
SP to AV	1.10	1.06											1.08
# Units Sold	10	9											19
3 Mo Rate of Ab	0.86	0.91											0.89
Active Listings	9	9											9
Under Contracts	19	19											19

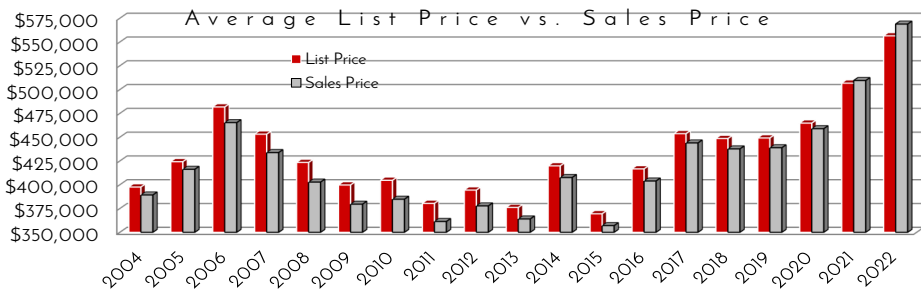
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	28	40	45.01%
Sales Price	\$487,854	\$550,026	12.74%
LP:SP	100.22%	101.40%	1.17%
SP:AV	3.30	1.08	-67.33%



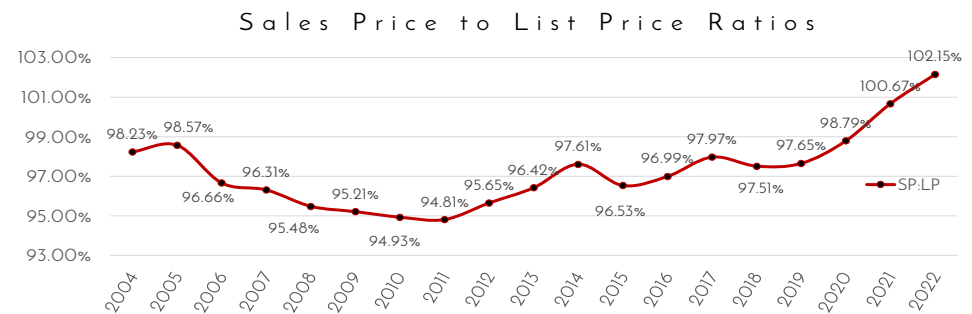
YTD	2022	2023	% Change
# Units Sold	24	19	-20.83%
Rate of Ab 3 Mo	1.08	0.89	-17.67%
Actives	16	9	-41.94%
Under Contracts	23	19	-15.56%

Springfield Yearly Market Trends

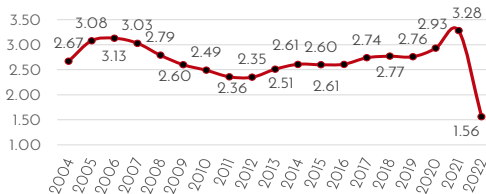


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,060	\$453,619	\$448,523	\$449,123	\$464,732	\$506,720	\$556,418
SP	\$389,224	\$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

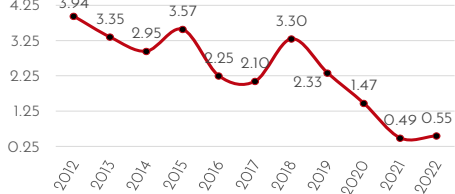
Springfield Yearly Market Trends



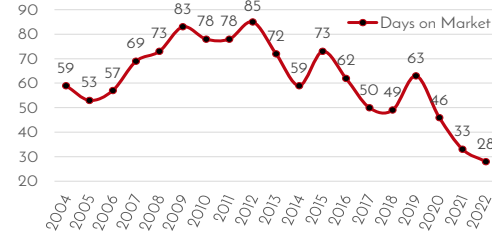
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

