

Springfield

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	65-A Troy Drive Bldg 9	FirstFlr	1	1.0	27	\$165,000	\$165,000	\$160,000	96.97%	\$66,000	2.42
2	66-B Troy Drive Bldg 19	OneFloor	1	1.0	115	\$199,000	\$184,900	\$180,000	97.35%	\$66,000	2.73
3	190 Morris Avenue Unit 3C	OneFloor	1	1.0	27	\$209,000	\$209,000	\$202,000	96.65%	\$70,700	2.86
4	69 Linden Avenue	Colonial	3	1.0	18	\$359,000	\$339,900	\$339,900	100.00%	\$123,300	2.76
5	46 Colonial Terrace	Colonial	3	2.0	21	\$387,000	\$387,000	\$374,500	96.77%	\$115,600	3.24
6	610 S Springfield Avenue	Colonial	3	1.1	6	\$359,900	\$359,900	\$381,000	105.86%	\$82,600	
7	86 Henshaw Avenue	Custom	4	2.0	55	\$449,900	\$439,900	\$439,000	99.80%	\$117,700	
8	8 Christy Lane	Split Level	4	2.1	105	\$527,500	\$520,000	\$490,000	94.23%	\$217,400	2.25
9	23 Lenape Road	Split Level	4	2.1	92	\$549,900	\$549,900	\$520,000	94.56%	\$209,300	2.48
10	17 Juniper Way	Bi-Level	4	2.1	16	\$549,000	\$549,000	\$550,000	100.18%	\$222,700	2.47
11	231 Milltown Road	Split Level	5	2.1	63	\$599,900	\$589,900	\$550,000	93.24%	\$207,400	2.65
12	85 Adams Terrace	Colonial	4	3.1	19	\$799,999	\$799,999	\$790,000	98.75%	\$125,000	
13	39 Green Hill Road	Custom	4	3.0	148	\$875,000	\$847,500	\$792,000	93.45%	\$287,100	2.76
AVERAGE					55	\$463,854	\$457,069	\$443,723	97.52%		2.66

"ACTIVE" Listings in Springfield

Number of Units: 54
Average List Price: \$547,467
Average Days on Market: 86

"UNDER CONTRACT" Listings in Springfield

Number of Units: 40
Average List Price: \$438,254
Average Days on Market: 46

Springfield 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	59	65	55										59
List Price	\$412,550	\$482,754	\$457,069										\$447,234
Sales Price	\$402,118	\$468,346	\$443,723										\$434,719
Sales Price as a % of List Price	97.49%	96.65%	97.52%										97.25%
Sales Price to Assessed Value	2.52	2.81	2.66										2.64
# Units Sold	17	13	13										43
Active Listings	47	47	54										49
Under Contracts	21	37	40										33

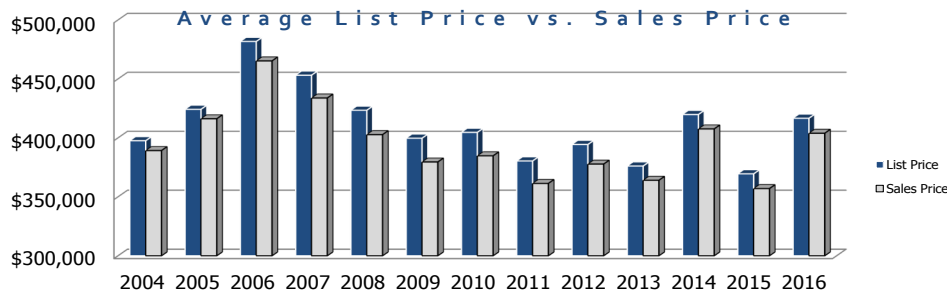
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	76	59	-21.60%
Sales Price	\$349,602	\$434,719	24.35%
Assessed Value to Sales Price	2.44	2.64	8.37%

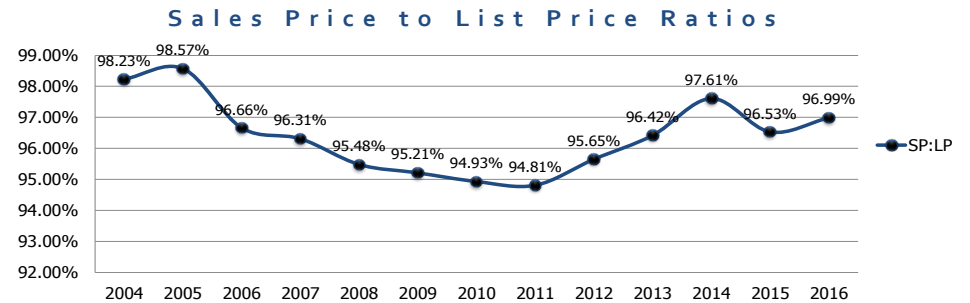


	2016	2017	% Change
# Units Sold	49	43	-12.24%
Active Listings	69	54	-21.74%
Under Contracts	38	40	5.26%

Springfield Yearly Market Trends

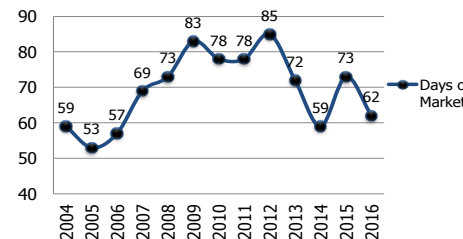


Springfield Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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	\$416,606
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

Average Days on Market



Number of Units Sold

