

# Springfield

## August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	955 S Springfield Avenue 3310	TwnIntUn	3	2.1	341	\$399,000	\$339,900	\$330,000	97.09%	\$172,700	1.91
2	16 Remer Avenue	Colonial	3	1.1	62	\$375,000	\$350,000	\$345,000	98.57%	\$118,500	2.91
3	955 S Springfield Avenue 305	TwnIntUn	3	2.1	155	\$399,900	\$379,900	\$350,000	92.13%	\$148,300	2.36
4	55 Franklyn Place	Ranch	2	2.0	64	\$420,000	\$399,000	\$375,000	93.98%	\$141,900	2.64
5	228 Summit Road	Colonial	4	2.1	91	\$434,900	\$434,900	\$410,000	94.27%	\$211,900	1.93
6	102 Jefferson Terrace	Split Level	3	2.1	7	\$449,900	\$449,900	\$440,000	97.80%	\$155,900	2.82
7	32 North Derby Road	Split Level	3	2.0	12	\$445,900	\$445,900	\$445,900	100.00%	\$165,000	2.70
8	32 Sherwood Road	Split Level	3	3.0	40	\$474,900	\$449,000	\$449,000	100.00%	\$175,800	2.55
9	127 Lyons Place	Split Level	4	2.0	52	\$509,000	\$498,000	\$453,000	90.96%	\$171,400	2.64
10	22 Crest Place	Colonial	3	1.1	21	\$469,000	\$469,000	\$455,000	97.01%	\$149,600	3.04
11	305 Short Hills Avenue	Ranch	3	3.0	98	\$549,000	\$529,000	\$500,000	94.52%	\$246,500	2.03
12	21 Hemlock Terrace	Split Level	4	2.1	13	\$529,000	\$529,000	\$529,000	100.00%	\$175,600	3.01
13	3 Sharon Road	Colonial	3	2.1	21	\$599,000	\$599,000	\$570,000	95.16%	\$191,700	2.97
14	21 Jade Meadow Drive	Colonial	4	2.1	96	\$749,000	\$736,000	\$710,000	96.47%	\$249,600	2.84
15	17 Vista Way	Contemp	5	3.1	71	\$869,000	\$869,000	\$848,000	97.58%	\$339,300	2.50
16	244 S Springfield Avenue	Colonial	4	5.1	40	\$876,000	\$876,000	\$850,000	97.03%		
17	53 High Point Drive	Custom	4	4.1	126	\$962,500	\$962,500	\$925,000	96.10%	\$297,300	3.11
AVERAGE					77	\$559,471	\$548,000	\$528,524	96.39%		2.62

### "ACTIVE" Listings in Springfield

**Number of Units:** 54  
**Average List Price:** \$511,151  
**Average Days on Market:** 85

### "UNDER CONTRACT" Listings in Springfield

**Number of Units:** 31  
**Average List Price:** \$520,758  
**Average Days on Market:** 53

# 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	41	47	45	42	77					53
List Price	\$412,550	\$482,754	\$457,069	\$396,571	\$452,481	\$526,516	\$460,420	\$548,000					\$469,053
Sales Price	\$402,118	\$468,346	\$443,723	\$396,643	\$442,806	\$513,705	\$457,490	\$528,524					\$459,055
Sales Price as a % of List Price	97.49%	96.65%	97.52%	100.05%	97.81%	98.03%	99.58%	96.39%					98.05%
Sales Price to Assessed Value	2.52	2.81	2.66	2.81	2.81	2.79	2.69	2.62					2.71
# Units Sold	17	13	13	14	16	19	25	17					134
Active Listings	47	47	54	52	57	54	54	57					53
Under Contracts	21	37	40	43	44	38	31	31					36

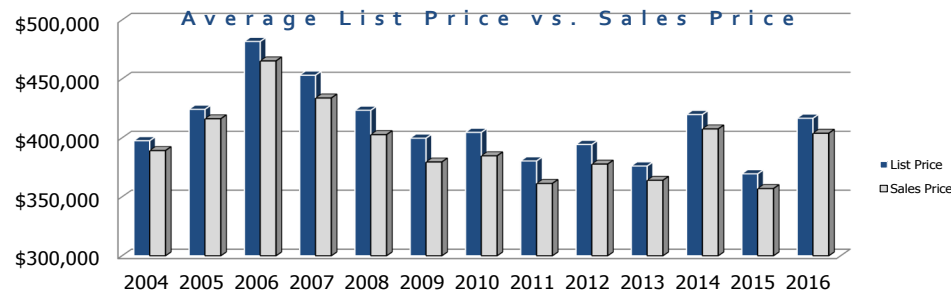
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	62	53	-14.27%
Sales Price	\$391,793	\$459,055	17.17%
Sales Price to Assessed Value	2.58	2.71	4.93%



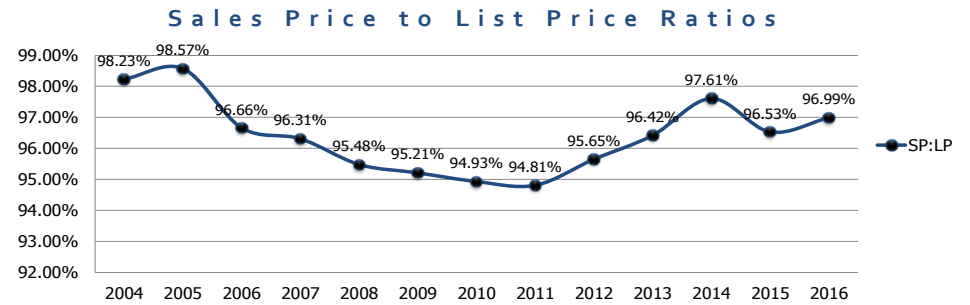
	2016	2017	% Change
# Units Sold	128	134	4.69%
Active Listings	67	57	-14.93%
Under Contracts	32	31	-3.13%

### Springfield Yearly Market Trends

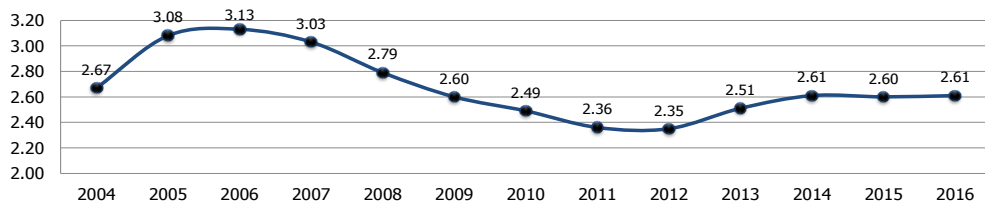


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903

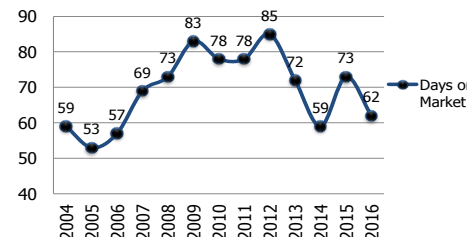
### Springfield Yearly Market Trends



### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

