

Springfield

May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	445 Morris Avenue 14-D	OneFloor	1	1.0	39	\$159,999	\$155,999	\$148,888	95.44%	\$57,900	2.57
2	19-C Troy Drive	OneFloor	1	1.0	22	\$225,000	\$215,000	\$205,000	95.35%	\$66,000	3.11
3	799D Mountain Avenue	OneFloor	2	1.0	13	\$249,900	\$249,900	\$240,000	96.04%	\$63,400	3.79
4	167 Tooker Avenue	CapeCod	3	1.0	44	\$309,900	\$299,900	\$299,900	100.00%	\$117,200	2.56
5	3 Shunpike Road	CapeCod	4	2.0	157	\$409,900	\$349,900	\$344,000	98.31%	\$132,600	2.59
6	447 Meidel Avenue	Colonial	3	1.1	64	\$349,999	\$349,999	\$344,000	98.29%	\$129,300	2.66
7	40 Clinton Avenue	CapeCod	4	2.0	130	\$399,999	\$395,000	\$375,000	94.94%	\$126,300	2.97
8	183 Henshaw Avenue	Split Level	3	2.0	15	\$375,000	\$375,000	\$375,000	100.00%	\$125,700	2.98
9	60 New Brook Lane	Split Level	3	1.1	4	\$399,900	\$399,900	\$395,000	98.77%	\$144,000	2.74
10	24 Archbridge Lane	Split Level	5	3.1	154	\$459,900	\$399,900	\$399,000	99.77%	\$180,000	2.22
11	20 Tooker Place	Colonial	4	3.0	41	\$449,000	\$449,000	\$435,000	96.88%	\$157,300	2.77
12	45 Hemlock Terrace	Split Level	4	2.1	14	\$455,000	\$455,000	\$452,000	99.34%	\$179,800	2.51
13	33 Redwood Road	Split Level	4	2.1	8	\$499,000	\$499,000	\$515,000	103.21%	\$181,800	2.83
14	15 Country Club Lane	Colonial	4	3.0	29	\$529,000	\$529,000	\$515,000	97.35%	\$168,400	3.06
15	62 Skylark Road	Ranch	4	3.1	71	\$615,000	\$580,000	\$540,000	93.10%	\$293,400	1.84
16	12 Dayton Court	Colonial	4	3.0	42	\$675,000	\$665,000	\$645,000	96.99%		
17	27 Tree Top Drive	Custom	5	5.1	14	\$799,729	\$799,729	\$791,729	99.00%	\$333,100	2.38
18	8 Golf Oval	Custom	5	5.1	230	\$1,150,000	\$1,095,000	\$995,000	90.87%		
AVERAGE					61	\$472,846	\$459,013	\$445,251	97.43%		2.72

"Active" Listings in Springfield

Number of Units: 67
 Average List Price: \$537,852
 Average Days on Market: 60

"Under Contract" Listings in Springfield

Number of Units: 34
 Average List Price: \$524,915
 Average Days on Market: 54

Springfield 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	61	75	73	71	61								68
List Price	\$343,799	\$402,125	\$359,288	\$449,161	\$459,013								\$412,453
Sales Price	\$339,444	\$384,433	\$355,600	\$438,659	\$445,251								\$402,287
SP:LP%	99.29%	96.00%	99.05%	97.39%	97.43%								97.76%
SP to AV	2.35	2.58	2.83	2.78	2.72								2.70
# Units Sold	9	12	17	22	18								78
3 Mo Rate of Ab	4.74	4.62	4.74	3.90	3.71								4.34
Active Listings	45	61	61	60	67								59
Under Contracts	18	32	43	42	34								34

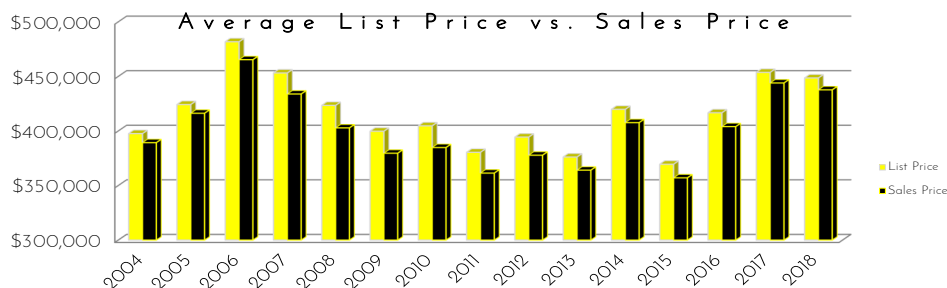
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	51	68	34.68%
Sales Price	\$436,548	\$402,287	-7.85%
LP:SP	97.38%	97.76%	0.40%
SP:AV	2.696	2.702	0.20%



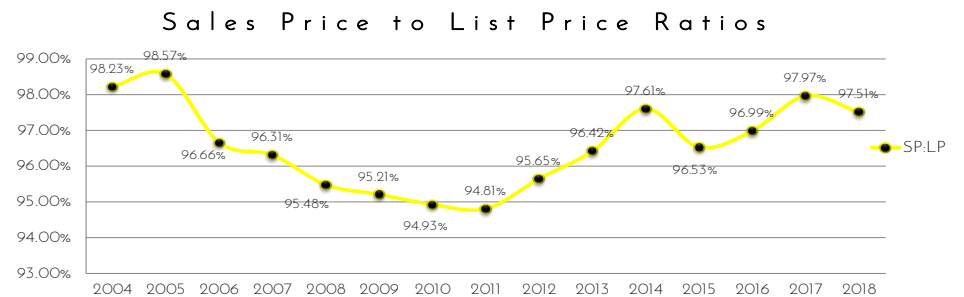
YTD	2018	2019	% Change
# Units Sold	67	78	16.42%
Rate of Ab 3 Mo	4.02	3.71	-7.71%
Actives	67	67	0.00%
Under Contracts	53	34	-35.85%

Springfield Yearly Market Trends

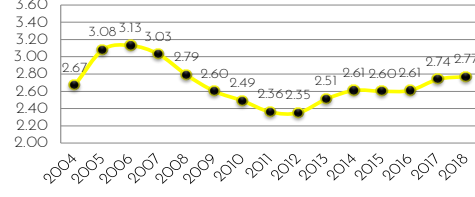


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606	\$453,619	\$448,523
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903	\$443,920	\$437,628

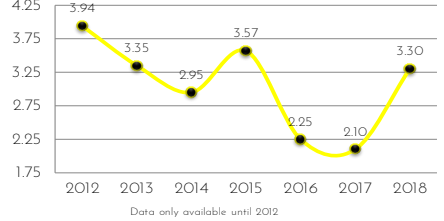
Springfield Yearly Market Trends



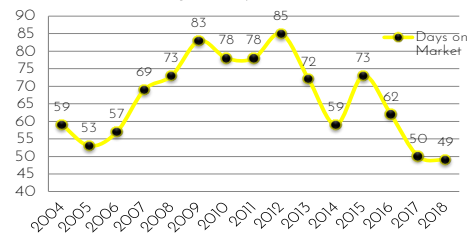
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

