

Springfield

June 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 A-4	OneFloor	1	1.0	66	\$159,500	\$159,500	\$151,000	94.67%	\$55,800	2.71
2	575 S Springfield Avenue	TwnIntUn	2	1.1	35	\$235,000	\$235,000	\$175,750	74.79%	\$93,600	1.88
3	574 S Springfield Avenue	FixrUppr	3	1.0	142	\$299,000	\$269,000	\$234,000	86.99%	\$117,400	1.99
4	15 Profitt Avenue	Colonial	2	2.0	15	\$319,000	\$319,000	\$315,000	98.75%	\$103,500	3.04
5	100 Kew Drive	Ranch	3	2.0	139	\$429,000	\$399,000	\$405,000	101.50%	\$136,900	2.96
6	705 Park Place	TwnIntUn	3	3.1	95	\$439,000	\$439,000	\$425,000	96.81%	\$148,300	2.87
7	139 Tooker Avenue	Colonial	3	3.0	16	\$439,000	\$439,000	\$425,000	96.81%	\$142,100	2.99
8	61 Denham Road	Colonial	3	1.1	15	\$439,000	\$439,000	\$440,000	100.23%	\$156,400	2.81
9	58 Kew Drive	Colonial	3	1.1	21	\$459,900	\$459,900	\$459,900	100.00%	\$152,600	3.01
10	25 Highlands Avenue	Custom	5	2.2	148	\$629,000	\$499,000	\$462,500	92.69%	\$264,200	1.75
11	166 Hawthorne Avenue	Split Level	3	2.0	85	\$472,000	\$472,000	\$465,000	98.52%	\$126,400	3.68
12	45 Colfax Road	Colonial	3	1.1	22	\$475,000	\$475,000	\$465,000	97.89%	\$156,900	2.96
13	33 Janet Lane	Split Level	4	2.1	43	\$510,000	\$495,000	\$480,000	96.97%	\$191,800	2.50
14	137 Laurel Drive	Split Level	5	3.0	17	\$525,000	\$525,000	\$515,000	98.10%	\$180,200	2.86
15	10 Hiltop Court	Split Level	6	2.1	56	\$585,900	\$524,900	\$520,000	99.07%	\$192,000	2.71
16	96 Twin Oaks Oval	Split Level	4	3.0	26	\$529,000	\$529,000	\$525,000	99.24%	\$185,900	2.82
17	6 Sycamore Terrace	Split Level	5	2.1	28	\$574,900	\$559,900	\$565,000	100.91%	\$202,100	2.80
18	92 New Brook Lane	Colonial	4	3.1	2	\$585,000	\$585,000	\$580,000	99.15%	\$255,700	2.27
19	112 High Point Drive	Bi-Level	6	3.1	84	\$579,000	\$579,000	\$585,000	101.04%	\$266,300	2.20
20	397 Rolling Rock Road	Colonial	4	3.1	39	\$675,000	\$619,000	\$622,000	100.48%	\$266,000	2.34
21	20 Rons Edge Road	Colonial	5	4.1	57	\$949,900	\$949,900	\$917,000	96.54%	\$372,100	2.46
AVERAGE					55	\$490,862	\$474,814	\$463,436	96.72%		2.65

"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	55							66
List Price	\$343,799	\$402,125	\$359,288	\$449,161	\$459,013	\$474,814							\$425,681
Sales Price	\$339,444	\$384,433	\$355,600	\$438,659	\$445,251	\$463,436							\$415,258
SP:LP%	99.29%	96.00%	99.05%	97.39%	97.43%	96.72%							97.54%
SP to AV	2.35	2.58	2.83	2.78	2.72	2.65							2.69
# Units Sold	9	12	17	22	18	21							99
3 Mo Rate of Ab	4.74	4.62	4.74	3.90	3.71	3.42							4.19
Active Listings	45	61	61	60	67	67							60
Under Contracts	18	32	43	42	34	30							33

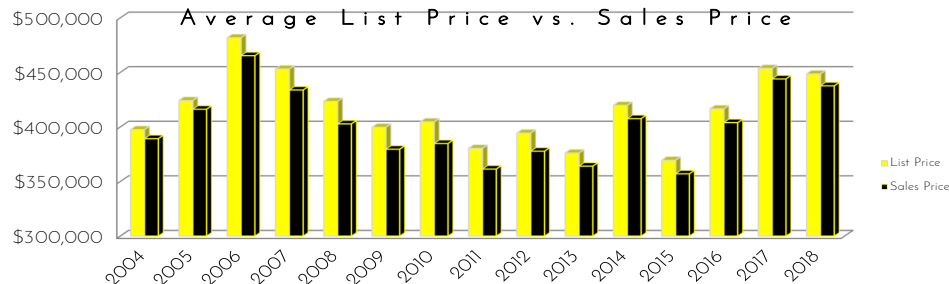
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	45	66	45.92%
Sales Price	\$447,364	\$415,258	-7.18%
LP:SP	97.62%	97.54%	-0.08%
SP:AV	2.734	2.690	-1.59%



YTD	2018	2019	% Change
# Units Sold	95	99	4.21%
Rate of Ab 3 Mo	2.91	3.42	17.53%
Actives	62	67	8.06%
Under Contracts	53	30	-43.40%

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

