

# Springfield

## July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19-B Troy Drive Bldg 2	OneFloor	1	1.0	45	\$250,000	\$250,000	\$235,000	94.00%	\$66,000	3.56
2	56-A Troy Drive Bldg 20	OneFloor	3	2.0	39	\$299,000	\$299,000	\$280,000	93.65%	\$103,800	2.70
3	124 Hawthorn Avenue	Split Level	2	1.0	78	\$399,000	\$359,000	\$356,000	99.16%	\$115,100	3.09
4	39 Brook Street	CapeCod	3	2.0	28	\$399,900	\$399,900	\$405,500	101.40%	\$115,200	3.52
5	5 Smithfield Drive	Split Level	5	4.1	209	\$549,900	\$499,900	\$430,000	86.02%	\$190,000	2.26
6	70 S Maple Avenue	Colonial	3	3.0	48	\$459,000	\$459,000	\$460,000	100.22%	\$143,500	3.21
7	31 Cambridge Terrace	Ranch	3	2.0	26	\$469,000	\$469,000	\$460,000	98.08%	\$143,200	3.21
8	33 Rose Avenue	Colonial	5	4.0	61	\$499,000	\$499,000	\$490,000	98.20%	\$196,300	2.50
9	14 Park Lane	Colonial	4	2.0	87	\$539,900	\$525,000	\$515,000	98.10%	\$180,100	2.86
10	1 Outlook Way	Split Level	4	3.0	36	\$569,000	\$569,000	\$555,000	97.54%	\$178,600	3.11
11	103 New Brook Lane	Colonial	5	3.2	15	\$695,000	\$695,000	\$690,000	99.28%	\$279,500	2.47
12	10 Far Hills Road	Custom	5	3.1	50	\$825,000	\$775,000	\$737,500	95.16%	\$298,300	2.47
13	347 Hillside Avenue	Colonial	5	5.0	86	\$799,999	\$799,999	\$799,999	100.00%		
14	186 S Springfield Avenue	Colonial	5	4.1	104	\$949,000	\$899,999	\$875,000	97.22%		
15	2 Bernadette Court	Colonial	5	2.1	18	\$899,000	\$899,000	\$885,000	98.44%	\$284,600	3.11
AVERAGE					62	\$573,447	\$559,853	\$544,933	97.10%		2.93

### "Active" Listings in Springfield

Number of Units: 73  
 Average List Price: \$525,236  
 Average Days on Market: 58

### "Under Contract" Listings in Springfield

Number of Units: 32  
 Average List Price: \$465,475  
 Average Days on Market: 62

# 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	62						65
List Price	\$343,799	\$402,125	\$359,288	\$449,161	\$459,013	\$474,814	\$559,853						\$443,336
Sales Price	\$339,444	\$384,433	\$355,600	\$438,659	\$445,251	\$463,436	\$544,933						\$432,321
SP:LP%	99.29%	96.00%	99.05%	97.39%	97.43%	96.72%	97.10%						97.48%
SP to AV	2.35	2.58	2.83	2.78	2.72	2.65	2.93						2.72
# Units Sold	9	12	17	22	18	21	15						114
3 Mo Rate of Ab	4.74	4.62	4.74	3.90	3.71	3.42	4.33						4.21
Active Listings	45	61	61	60	67	67	73						62
Under Contracts	18	32	43	42	34	30	32						33

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	51	65	26.77%
Sales Price	\$451,294	\$432,321	-4.20%
LP:SP	97.65%	97.48%	-0.17%
SP:AV	2.758	2.718	-1.42%



YTD	2018	2019	% Change
# Units Sold	123	114	-7.32%
Rate of Ab 3 Mo	2.62	4.33	65.27%
Actives	70	73	4.29%
Under Contracts	40	32	-20.00%

### 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

