

Springfield

December 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6-C Troy Drive Bldg 26	FirstFlr	1	1.0	9	\$189,000	\$189,000	\$187,000	98.94%	\$66,000	2.83
2	69 Washington Avenue	Colonial	4	2.0	115	\$355,000	\$318,000	\$313,000	98.43%	\$124,300	2.52
3	178 Linden Avenue	Colonial	3	1.1	11	\$279,000	\$279,000	\$318,000	113.98%	\$136,900	2.32
4	217 Short Hills Avenue	Colonial	3	1.1	233	\$429,000	\$379,000	\$330,000	87.07%	\$163,600	2.02
5	29 Lincoln Road	CapeCod	4	3.0	50	\$385,000	\$385,000	\$355,000	92.21%	\$142,400	2.49
6	11 Lenape Road	Split Level	5	3.1	153	\$550,000	\$450,000	\$374,000	83.11%	\$241,900	1.55
7	22 Joanne Way	Split Level	3	1.1	197	\$399,000	\$399,000	\$390,000	97.74%	\$164,000	2.38
8	51 Kipling Avenue	Ranch	2	2.0	7	\$399,000	\$399,000	\$400,000	100.25%		
9	955 S Springfield Ave 3714	TwnIntUn	3	2.1	75	\$422,800	\$422,800	\$407,500	96.38%	\$172,700	2.36
10	955 S Springfield Ave1107	TwnIntUn	3	3.1	182	\$439,900	\$415,000	\$410,000	98.80%	\$143,200	2.86
11	27 New Brook Lane	Split Level	3	1.1	19	\$419,000	\$419,000	\$410,000	97.85%	\$138,700	2.96
12	955 S Springfield Ave 3407	TwnIntUn	3	2.1	78	\$449,000	\$449,000	\$442,000	98.44%	\$150,300	2.94
13	252 Short Hills Avenue	Colonial	3	1.1	18	\$449,000	\$449,000	\$447,000	99.55%		
14	43 Hawthorn Avenue	RanchRas	3	2.0	14	\$462,900	\$462,900	\$455,000	98.29%	\$161,600	2.82
15	39 Gail Court	Colonial	3	1.1	27	\$465,000	\$449,000	\$470,000	104.68%	\$168,800	2.78
16	115 Briar Hills Circle	Split Level	4	2.0	106	\$489,000	\$489,000	\$484,000	98.98%	\$168,200	2.88
17	84 Hillside Avenue	Contemp	4	3.1	80	\$499,000	\$499,000	\$490,000	98.20%	\$177,400	2.76
18	5 Avon Road	Split Level	5	2.1	82	\$559,900	\$529,900	\$510,000	96.24%	\$214,300	2.38
19	16 Surrey Lane	Split Level	5	2.1	79	\$599,000	\$599,000	\$568,000	94.82%	\$208,800	2.72
AVERAGE					81	\$433,658	\$420,084	\$408,447	97.58%		2.56

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 37
Average List Price: \$500,449
Average Days on Market: 99

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 31
Average List Price: \$450,323
Average Days on Market: 66

Springfield 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	74	87	67	44	46	43	56	73	64	59	43	81	62
List Price	\$316,541	\$389,325	\$380,250	\$373,099	\$403,294	\$478,222	\$453,672	\$458,485	\$447,535	\$420,400	\$480,971	\$420,084	\$416,606
Sales Price	\$301,582	\$376,944	\$373,281	\$359,536	\$391,256	\$458,300	\$440,492	\$446,608	\$433,588	\$408,731	\$467,929	\$408,447	\$403,903
Sales Price as a % of List Price	95.89%	96.51%	98.06%	96.19%	96.67%	96.50%	97.14%	97.61%	97.18%	97.17%	97.17%	97.58%	96.99%
Sales Price to Assessed Value	2.27	2.37	2.69	2.57	2.69	2.62	2.74	2.67	2.67	2.81	2.65	2.56	2.61
# Units Sold	17	16	16	14	18	9	25	13	17	13	14	19	191
Active Listings	46	48	69	72	73	66	59	67	64	60	52	37	59
Under Contracts	37	36	38	40	35	38	35	32	33	34	33	31	35

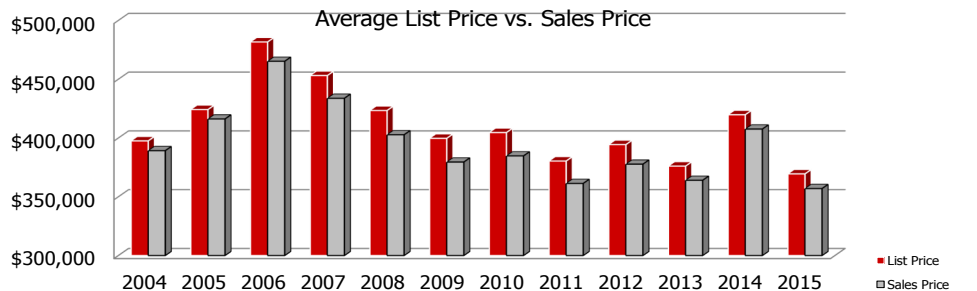
Flashback! YTD 2015 vs YTD 2016

YTD	2015	2016	% Change
Days on Market	73	62	-14.91%
Sales Price	\$356,985	\$403,903	13.14%
Assessed Value to Sales Price	2.60	2.61	0.25%

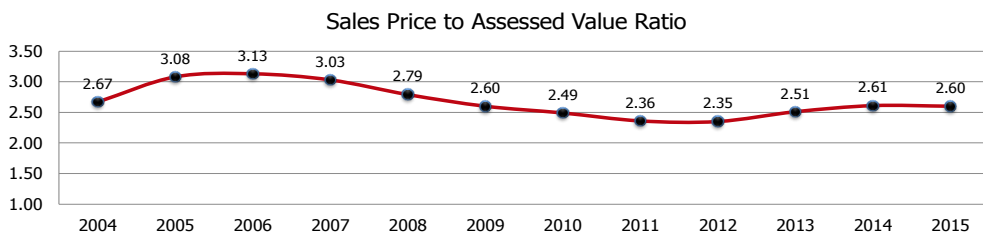


	2015	2016	% Change
# Units Sold	156	191	22.44%
Active Listings	48	37	-22.92%
Under Contracts	39	31	-20.51%

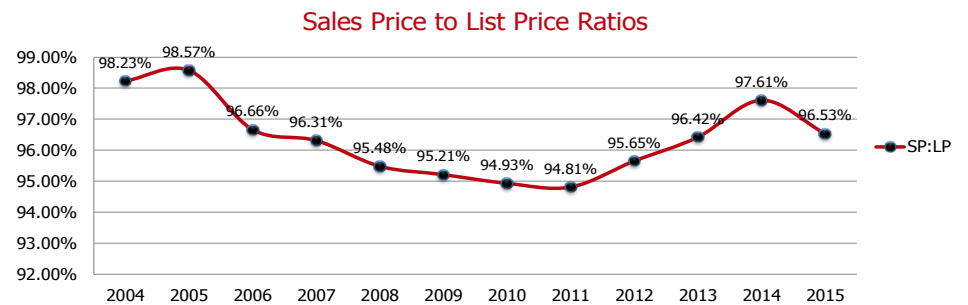
Springfield Yearly Market Trends



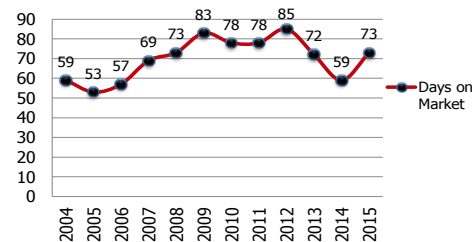
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

