

# Springfield

## November 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	61-D Troy Drive Bldg 8	OneFloor	2	1.0	12	\$235,000	\$235,000	\$235,000	100.00%	\$79,800	2.94
2	106 Baltusrol Way	CapeCod	3	2.0	38	\$319,000	\$319,000	\$295,000	92.48%	\$113,000	2.61
3	955 S Springfield Avenue 3615	TwnIntUn	2	2.1	26	\$389,000	\$389,000	\$370,000	95.12%	\$172,700	2.14
4	213 Hillside Avenue	Ranch	3	2.1	84	\$449,000	\$449,000	\$420,000	93.54%	\$149,900	2.80
5	35 Cambridge Terrace	RanchExp	3	1.1	52	\$425,000	\$425,000	\$420,000	98.82%	\$150,200	2.80
6	955 S Springfield Avenue 3412	TwnIntUn	2	3.1	117	\$439,000	\$429,900	\$422,000	98.16%	\$155,300	2.72
7	114 Redwood Road	Split Level	4	2.1	7	\$459,800	\$459,800	\$435,000	94.61%	\$199,300	2.18
8	113 Linden Avenue	Custom	3	2.0	11	\$449,900	\$449,900	\$465,000	103.36%	\$150,900	3.08
9	49 Christy Lane	Split Level	4	2.1	24	\$489,000	\$489,000	\$475,000	97.14%	\$189,400	2.51
10	37 Skylark Road	Custom	5	2.1	113	\$575,000	\$575,000	\$535,000	93.04%	\$268,000	2.00
11	30 North Derby Road	Split Level	4	2.1	25	\$569,000	\$569,000	\$555,000	97.54%	\$172,000	3.23
12	631 Mountain Avenue	Colonial	4	2.2	20	\$595,000	\$595,000	\$575,000	96.64%	\$209,900	2.74
13	8 Jade Meadow Drive	Colonial	4	2.1	22	\$650,000	\$650,000	\$650,000	100.00%	\$239,100	2.72
14	118 Mapes Avenue	Colonial	4	3.0	46	\$699,000	\$699,000	\$699,000	100.00%		
AVERAGE					43	\$481,621	\$480,971	\$467,929	97.17%		2.65

### ***"ACTIVE"*** LISTINGS IN SPRINGFIELD

Number of Units: 52  
 Average List Price: \$488,115  
 Average Days on Market: 116

### ***"UNDER CONTRACT"*** LISTINGS IN SPRINGFIELD

Number of Units: 33  
 Average List Price: \$434,459  
 Average Days on Market: 58

# 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		60
List Price	\$316,541	\$389,325	\$380,250	\$373,099	\$403,294	\$478,222	\$453,672	\$458,485	\$447,535	\$420,400	\$480,971		\$416,221
Sales Price	\$301,582	\$376,944	\$373,281	\$359,536	\$391,256	\$458,300	\$440,492	\$446,608	\$433,588	\$408,731	\$467,929		\$403,401
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%		96.93%
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		2.62
# Units Sold	17	16	16	14	18	9	25	13	17	13	14		172
Active Listings	46	48	69	72	73	66	59	67	64	60	52		61
Under Contracts	37	36	38	40	35	38	35	32	33	34	33		36

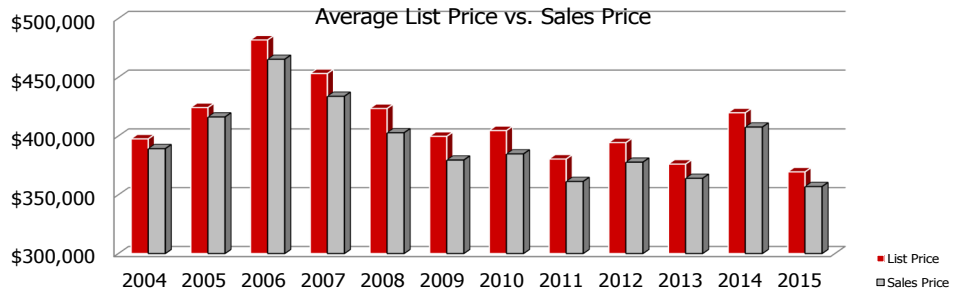
## Flashback! YTD 2015 vs YTD 2016

YTD	2015	2016	% Change
Days on Market	74	60	-19.03%
Sales Price	\$364,428	\$403,401	10.69%
Assessed Value to Sales Price	2.61	2.62	0.26%

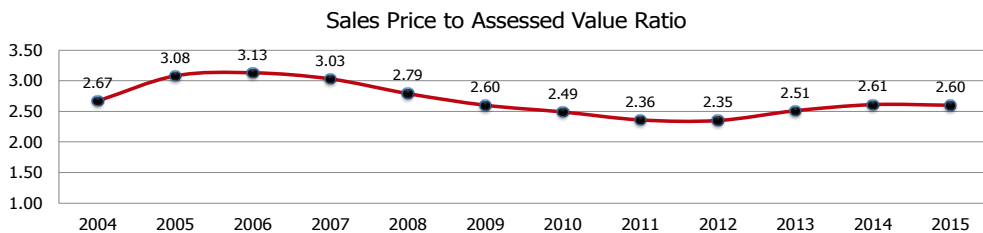


	2015	2016	% Change
# Units Sold	136	172	26.47%
Active Listings	63	52	-17.46%
Under Contracts	49	33	-32.65%

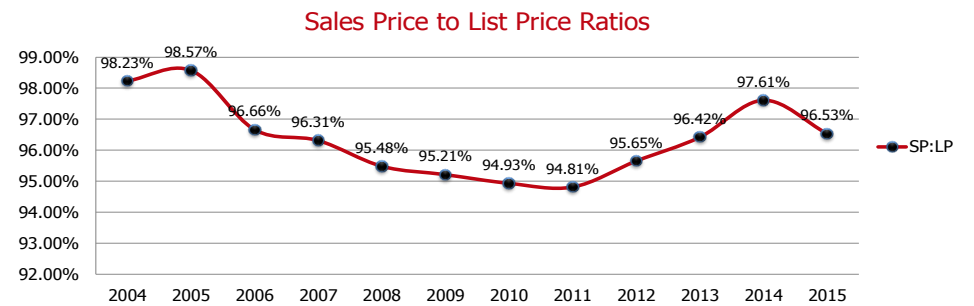
## Springfield Yearly Market Trends



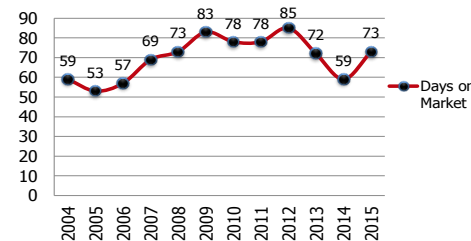
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985



## Springfield Yearly Market Trends



### Average Days on Market



### Number of Units Sold

