

Springfield

October 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	109-B Troy Drive Bldg 15	OneFloor	1	1.0	34	\$170,000	\$170,000	\$165,000	97.06%	\$69,200	2.38
2	445 Morris Avenue 16-B	OneFloor	2	1.0	17	\$178,500	\$178,500	\$178,500	100.00%	\$64,400	2.77
3	95-B Troy Drive Bldg 12	TwnIntUn	2	1.0	23	\$209,900	\$209,900	\$202,000	96.24%	\$74,300	2.72
4	50 Oakland Avenue	Ranch	3	1.0	19	\$295,000	\$295,000	\$281,000	95.25%	\$130,800	2.15
5	61 Severna Avenue	Colonial	3	1.1	113	\$415,000	\$384,900	\$360,000	93.53%	\$128,200	2.81
6	34 Cottler Avenue	CapeCod	3	2.0	127	\$406,000	\$380,000	\$367,000	96.58%	\$141,300	2.60
7	75 Newbrook Lane	Ranch	2	2.0	3	\$399,900	\$399,900	\$395,000	98.77%	\$133,600	2.96
8	93 Laurel Drive	Split Level	4	1.1	21	\$469,000	\$469,000	\$447,000	95.31%	\$164,200	2.72
9	86 Adams Terrace	CapeCod	3	2.1	88	\$539,900	\$499,999	\$484,000	96.80%	\$154,800	3.13
10	35 Tooker Avenue	Split Level	4	2.1	105	\$529,000	\$490,000	\$490,000	100.00%	\$145,700	3.36
11	208 Hawthorn Avenue	Custom	5	3.1	32	\$539,000	\$539,000	\$519,000	96.29%	\$182,900	2.84
12	356 Meisel Avenue	Custom	3	2.2	11	\$550,000	\$550,000	\$550,000	100.00%	\$170,800	3.22
13	576 Ashwood Road	Colonial	5	4.2	175	\$925,000	\$899,000	\$875,000	97.33%	\$302,200	2.90
AVERAGE					59	\$432,785	\$420,400	\$408,731	97.17%		2.81

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 60
 Average List Price: \$500,965
 Average Days on Market: 90

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 34
 Average List Price: \$443,825
 Average Days on Market: 51

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			62
List Price	\$316,541	\$389,325	\$380,250	\$373,099	\$403,294	\$478,222	\$453,672	\$458,485	\$447,535	\$420,400			\$410,484
Sales Price	\$301,582	\$376,944	\$373,281	\$359,536	\$391,256	\$458,300	\$440,492	\$446,608	\$433,588	\$408,731			\$397,684
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%			96.91%
Sales Price to	2.27	2.37	2.69	2.57	2.69	2.62	2.74	2.67	2.67	2.81			2.61
# Units Sold	17	16	16	14	18	9	25	13	17	13			158
Active Listings	46	48	69	72	73	66	59	67	64	60			62
Under Contracts	37	36	38	40	35	38	35	32	33	34			36

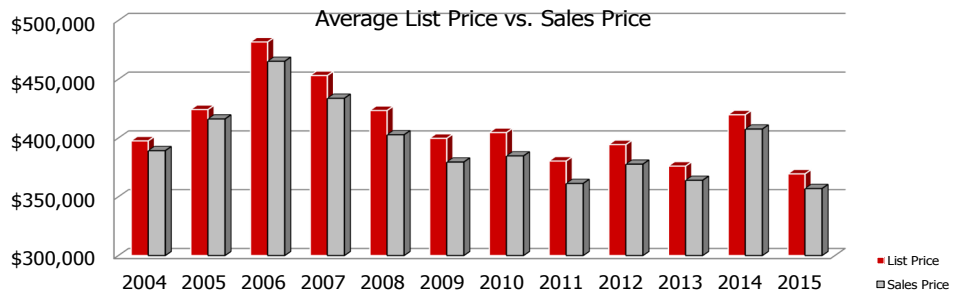
Flashback! YTD 2015 vs YTD 2016

YTD	2015	2016	% Change
Days on Market	76	62	-18.67%
Sales Price	\$365,958	\$397,684	8.67%
Assessed Value to Sales Price	2.60	2.61	0.39%

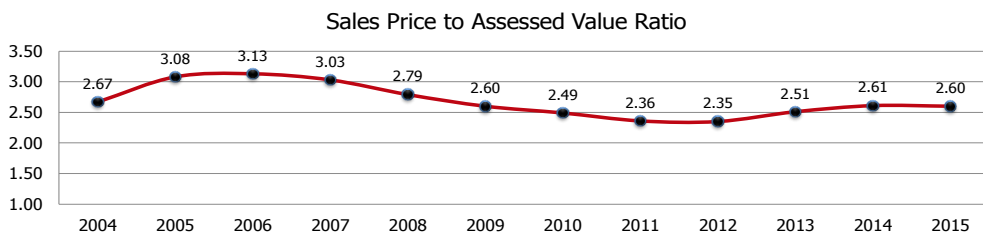


	2015	2016	% Change
# Units Sold	126	158	25.40%
Active Listings	84	60	-28.57%
Under Contracts	42	34	-19.05%

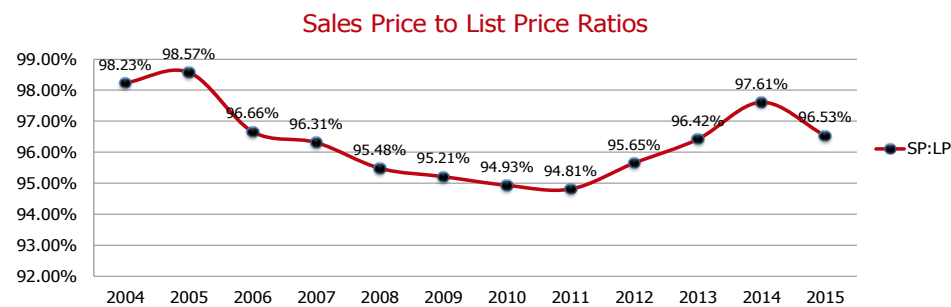
Springfield Yearly Market Trends



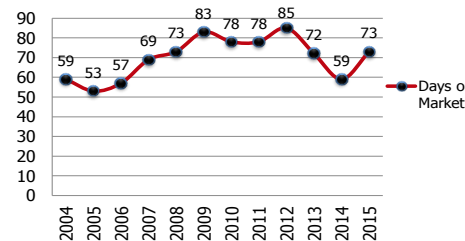
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

