

Springfield

December 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	955 S Springfield Ave C502	TwnIntUn	3	3.1	167	\$427,000	\$399,000	\$392,000	98.25%	\$172,500	2.27
2	83 Fieldstone Drive	Colonial	5	3.0	201	\$699,999	\$650,000	\$645,000	99.23%	\$215,600	2.99
3	5 Hemlock Terrace	SplitLev	5	4.0	181	\$844,000	\$797,000	\$740,000	92.85%	\$308,500	2.40
4	24 Remer Avenue	Colonial	4	3.1	195	\$699,000	\$699,000	\$665,000	95.14%	\$117,000	5.68
5	623 S Springfield Avenue	Colonial,	3	1.0	147	\$250,000	\$195,000	\$187,500	96.15%	\$99,400	1.89
6	77 S Maple Avenue	CapeCod	2	1.0	164	\$242,000	\$185,000	\$180,000	97.30%	\$109,100	1.65
7	202 Linden Avenue	CapeCod	3	2.0	131	\$329,000	\$299,000	\$275,000	91.97%	\$101,000	2.72
8	54 Ruby Street	SplitLev	3	1.1	99	\$349,000	\$317,000	\$286,000	90.22%	\$124,600	2.30
9	82 Colfax Road	Colonial	3	2.1	48	\$409,000	\$399,000	\$399,000	100.00%	\$167,000	2.39
10	31 Far Hills Road	Ranch	4	4.1	4	\$699,000	\$699,000	\$685,000	98.00%	\$275,000	2.49
AVERAGE					134	\$494,800	\$463,900	\$445,450	95.91%		2.68

“ACTIVE” LISTINGS IN SPRINGFIELD

Number of Units: 50
Average List Price: \$581,138
Average Days on Market: 90

“UNDER CONTRACT” LISTINGS IN SPRINGFIELD

Number of Units: 26
Average List Price: \$341,638
Average Days on Market: 64

Springfield 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	56	100	62	81	38	36	40	53	51	64	63	134	59
List Price	\$376,290	\$417,380	\$412,544	\$457,600	\$384,408	\$349,812	\$477,050	\$470,760	\$444,084	\$399,384	\$369,092	\$463,900	\$419,782
Sales Price	\$366,250	\$405,540	\$399,889	\$444,808	\$383,458	\$346,812	\$462,881	\$457,057	\$430,145	\$380,447	\$350,142	\$445,450	\$407,579
Sales Price as a % of List Price	97.57%	96.50%	96.81%	97.12%	99.58%	99.14%	97.54%	97.10%	97.30%	94.91%	95.59%	95.91%	97.20%
Sales Price to Assessed Value	2.46	2.61	2.41	2.58	2.77	2.58	2.78	2.60	2.65	2.52	2.57	2.68	2.61
# Units Sold	10	10	9	13	12	26	20	25	19	19	13	10	186
Active Listings	49	43	69	79	83	86	80	74	55	57	55	45	65
Under Contracts	24	32	53	51	55	48	46	31	37	39	27	26	39

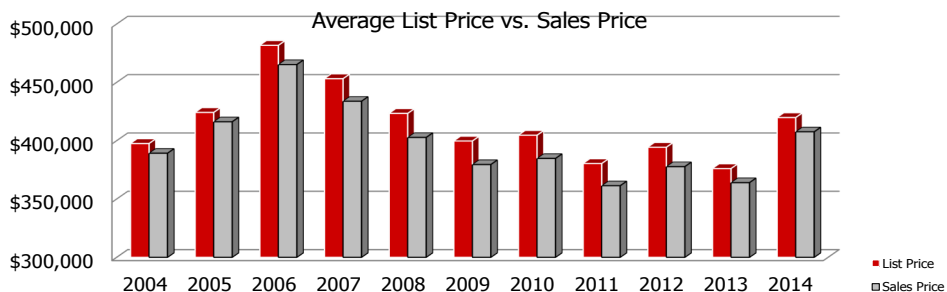
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	72	59	-17.11%
Sales Price	\$364,018	\$407,579	11.97%
Sales Price as a % of List Price	96.42%	97.20%	0.81%

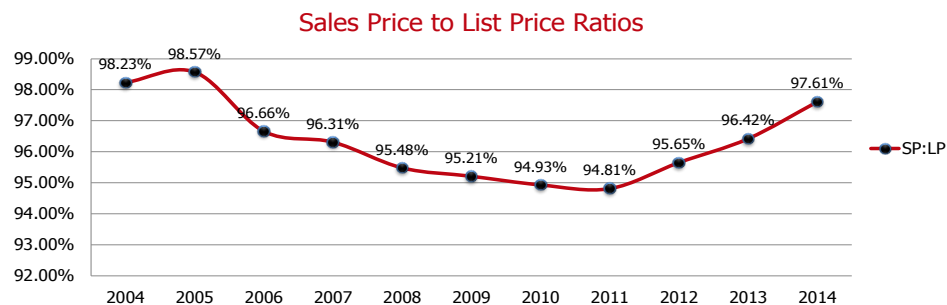


	2013	2014	% Change
# Units Sold	160	186	16.25%
Active Listings	44	45	2.27%
Under Contracts	24	26	8.33%

Springfield Yearly Market Trends

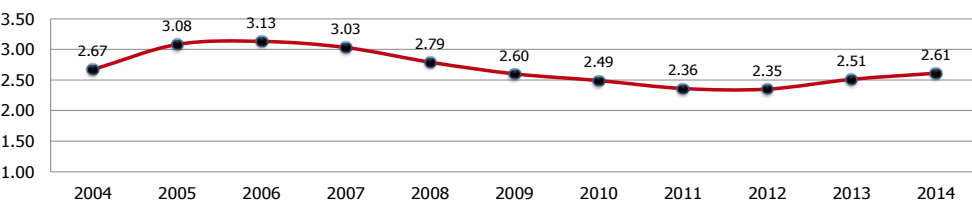


Springfield Yearly Market Trends

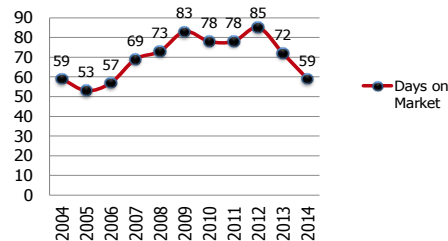


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

