

Springfield

Springfield 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	73-D Troy Drive Bldg 9	OneFloor	1	1.0	22	\$179,900	\$179,900	\$181,000	100.61%	\$66,000	2.74
2	14-A Troy Drive	OneFloor	2	1.0	56	\$217,500	\$217,500	\$210,000	96.55%	\$78,900	2.66
3	63 Warner Avenue	CapeCod	3	2.0	35	\$269,000	\$259,000	\$248,000	95.75%	\$117,900	2.10
4	133 Baltusrol Avenue	Colonial	3	1.1	73	\$319,000	\$315,000	\$304,000	96.51%	\$126,300	2.41
5	126 Fieldstone Drive	Ranch	3	1.0	17	\$349,900	\$349,900	\$335,000	95.74%	\$133,900	2.50
6	823 S Springfield Avenue	TwnIntUn	3	2.1	66	\$359,900	\$359,900	\$350,000	97.25%	\$132,800	2.64
7	28 Kew Drive	Colonial	3	1.1	7	\$364,900	\$364,900	\$364,900	100.00%	\$156,500	2.33
8	955 S Springfield Ave U 1406	TwnIntUn	3	2.1	114	\$449,900	\$399,000	\$395,000	99.00%	\$148,300	2.66
9	955 S Springfield Avenue 403	TwnIntUn	3	3.1	61	\$410,000	\$410,000	\$400,000	97.56%	\$162,900	2.46
10	17 Tooker Avenue	CapeCod	4	2.0	34	\$429,000	\$415,000	\$401,000	96.63%	\$109,800	3.65
11	91 Evergreen Avenue	SplitLev	4	2.1	86	\$449,000	\$414,900	\$410,000	98.82%	\$181,200	2.26
12	100 Twin Oaks Oval	SplitLev	3	2.1	34	\$439,000	\$439,000	\$410,000	93.39%	\$186,200	2.20
13	55 Tooker Avenue	Colonial	4	1.1	49	\$449,900	\$449,900	\$445,000	98.91%	\$138,800	3.21
14	76 Denham Road	Colonial	3	1.1	73	\$545,900	\$524,900	\$485,000	92.40%	\$172,900	2.81
15	50 Hillside Avenue	Colonial	4	2.1	28	\$519,900	\$519,900	\$500,000	96.17%	\$188,300	2.66
16	7 Colfax Road	Colonial	4	2.1	26	\$599,900	\$599,900	\$629,861	104.99%		
17	977 Chimney Ridge Drive	Colonial	4	3.1	83	\$729,000	\$675,000	\$655,000	97.04%	\$268,700	2.44
18	13 Vista Way	Custom	5	5.1	98	\$1,195,000	\$1,095,000	\$999,999	91.32%	\$315,700	3.17
19	151 Short Hills Avenue	Colonial	3	1.1	8	\$449,000	\$449,000	\$449,000	100.00%	\$157,100	2.86
AVERAGE					51	\$459,242	\$444,084	\$430,145	97.30%		2.65

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 55
Average List Price: \$437,080
Average Days on Market: 95

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 37
Average List Price: \$348,992
Average Days on Market: 70

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				53
List Price	\$376,290	\$417,380	\$412,544	\$457,600	\$384,408	\$349,812	\$477,050	\$470,760	\$444,084				\$423,986
Sales Price	\$366,250	\$405,540	\$399,889	\$444,808	\$383,458	\$346,812	\$462,881	\$457,057	\$430,145				\$413,714
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%				97.74%
Sales Price to Assessed Value	2.46	2.61	2.41	2.58	2.77	2.58	2.78	2.60	2.65				2.62
# Units Sold	10	10	9	13	12	26	20	25	19				144
Active Listings	49	43	69	79	83	86	80	74	55				69
Under Contracts	24	32	53	51	55	48	46	31	37				42

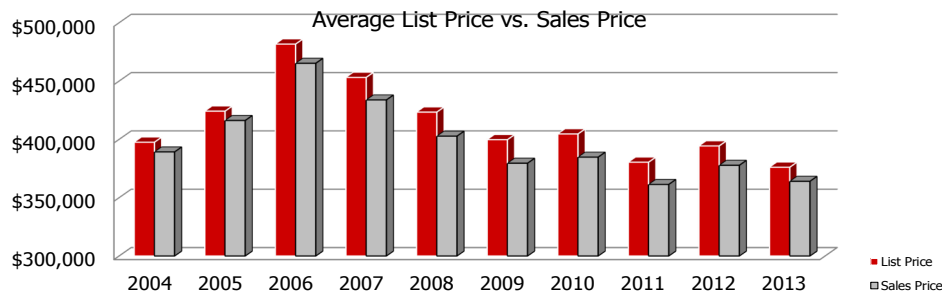
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	72	53	-26.30%
Sales Price	\$358,607	\$413,714	15.37%
Sales Price as a % of List Price	96.46%	97.74%	1.33%



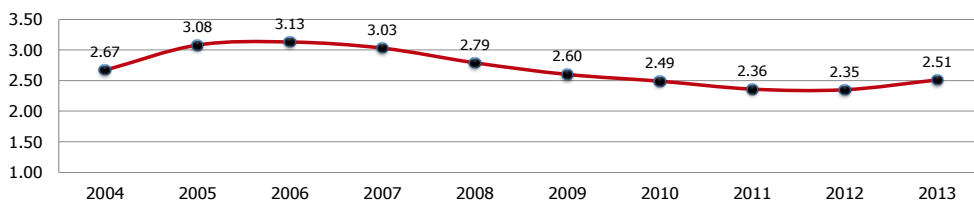
	2013	2014	% Change
# Units Sold	119	144	21.01%
Active Listings	72	55	-23.61%
Under Contracts	29	37	27.59%

Springfield 2004-2013



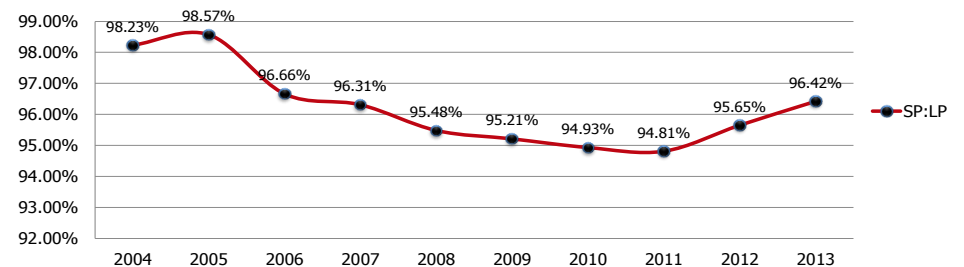
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018

Sales Price to Assessed Value Ratio

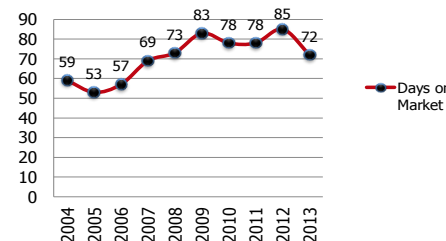


Springfield 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

