

Springfield

August 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	49 Fernhill Road	Ranch	2	2.0	19	\$479,000	\$479,000	\$485,000	101.25%	\$170,000	2.85
2	10 Bernadette Court	Split Level	3	2.1	57	\$549,000	\$499,000	\$471,500	94.49%	\$218,400	2.16
3	26 Crest Place	Colonial	3	1.1	5	\$453,000	\$453,000	\$445,000	98.23%	\$144,600	3.08
4	16 Gail Court	Split Level	4	2.1	96	\$489,000	\$449,000	\$435,000	96.88%	\$182,400	2.38
5	955 S Springfield Ave, 1706	TwnEndUn	3	3.1	28	\$449,000	\$449,000	\$430,000	95.77%	\$158,900	2.71
6	12 Cayuga Court	RanchRas	4	3.0	85	\$489,000	\$449,000	\$430,000	95.77%	\$189,000	2.28
7	110 Lyons Place	Colonial	5	1.1	61	\$449,900	\$449,900	\$425,000	94.47%	\$133,000	3.20
8	340 Mountain Avenue	Custom	3	2.1	55	\$440,000	\$430,000	\$422,500	98.26%	\$153,300	2.76
9	35 Lewis Drive	Colonial	3	1.1	58	\$435,000	\$419,000	\$412,000	98.33%	\$148,000	2.78
10	21 Woodcrest Circle	CapeCod	3	2.0	6	\$360,000	\$360,000	\$370,000	102.78%	\$130,800	2.83
11	955 S. Springfield Avenue C105	TwnIntUn	2	3.1	42	\$385,000	\$385,000	\$360,000	93.51%	\$155,300	2.32
12	48 Woodcrest Circle	CapeCod	3	2.0	8	\$339,000	\$339,000	\$360,000	106.19%	\$137,800	2.61
13	558 S Springfield Avenue	CapeCod	3	3.0	72	\$419,900	\$358,000	\$350,000	97.77%	\$131,400	2.66
14	458 Meisel Avenue	CapeCod	3	1.1	33	\$329,000	\$329,000	\$325,000	98.78%	\$117,100	2.78
15	117 Salter Street	CapeCod	3	1.0	82	\$349,900	\$325,000	\$320,000	98.46%	\$122,600	2.61
16	116 Linden Avenue	CapeCod	3	2.0	101	\$329,000	\$329,000	\$310,000	94.22%	\$133,400	2.32
17	96 Linden Avenue	CapeCod	3	2.0	126	\$329,000	\$309,900	\$295,000	95.19%	\$139,600	2.11
18	27-A Troy Drive Bldg 3	FirstFlr	3	2.0	56	\$269,900	\$249,900	\$250,000	100.04%	\$92,600	2.70
19	805C Mountain Avenue	OneFloor	1	1.0	8	\$174,900	\$169,000	\$165,000	97.63%	\$55,900	2.95
AVERAGE					53	\$395,711	\$380,563	\$371,632	97.79%		2.64

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 76
Average List Price: \$430,463
Average Days on Market: 72

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 35
Average List Price: \$389,429
Average Days on Market: 93

Springfield 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	138	61	63	66	80	73	84	53					74
List Price	\$341,650	\$457,967	\$326,856	\$339,985	\$412,331	\$402,305	\$351,233	\$380,563					\$375,085
Sales Price	\$318,333	\$445,000	\$312,844	\$322,481	\$405,250	\$388,262	\$335,000	\$371,632					\$361,727
Sales Price as a % of List Price	92.87%	95.90%	95.72%	92.61%	98.45%	96.61%	95.78%	97.79%					96.16%
Sales Price to Assessed Value	2.37	2.89	2.41	2.65	2.76	2.65	2.52	2.64					2.61
# Units Sold	6	3	9	13	16	21	18	19					105
Active Listings	48	50	60	78	95	84	77	76					71
Under Contracts	28	37	45	47	41	40	36	35					39

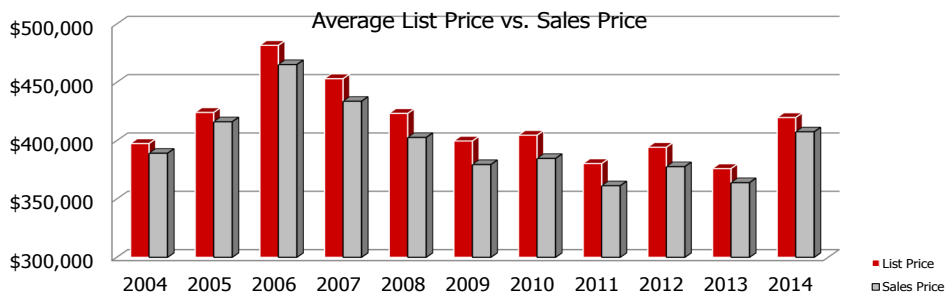
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	54	74	37.65%
Sales Price	\$411,216	\$361,727	-12.03%
Sales Price as a % of List Price	97.80%	96.16%	-1.68%

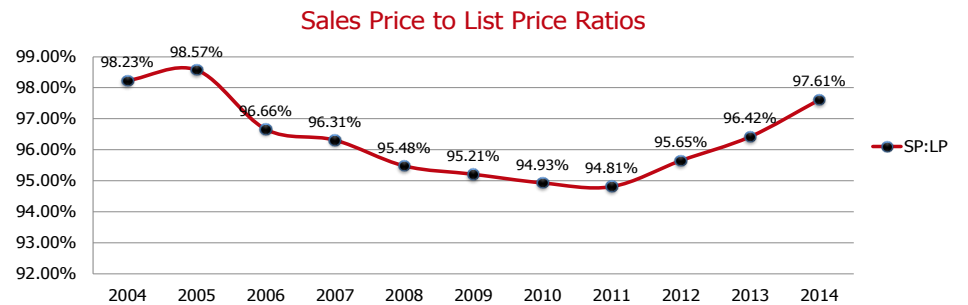


	2014	2015	% Change
# Units Sold	125	105	-16.00%
Active Listings	74	76	2.70%
Under Contracts	31	35	12.90%

Springfield Yearly Market Trends

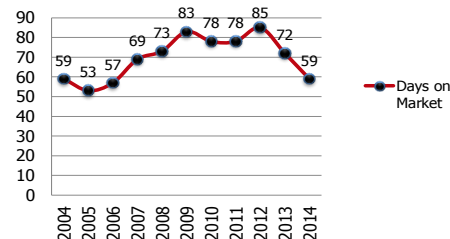


Springfield Yearly Market Trends



	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

Average Days on Market



Number of Units Sold

