

Springfield

February 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	75C Troy Drive	OneFloor	1	1.0	80	\$179,900	\$179,900	\$165,000	91.72%	\$66,000	2.50
2	9 Willow Court	Custom	4	2.2	88	\$599,000	\$599,000	\$575,000	95.99%	\$216,400	2.66
3	63 Garden Oval	SplitLev	4	3.0	16	\$595,000	\$595,000	\$595,000	100.00%	\$170,100	3.50
AVERAGE					61	\$457,967	\$457,967	\$445,000	95.90%		2.89

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 50
Average List Price: \$431,056
Average Days on Market: 78

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 37
Average List Price: \$345,184
Average Days on Market: 84

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											112
List Price	\$341,650	\$457,967											\$380,422
Sales Price	\$318,333	\$445,000											\$360,556
Sales Price as a % of List Price	92.87%	95.90%											93.88%
Sales Price to Assessed Value	2.37	2.89											2.54
# Units Sold	6	3											9
Active Listings	48	50											49
Under Contracts	28	37											33

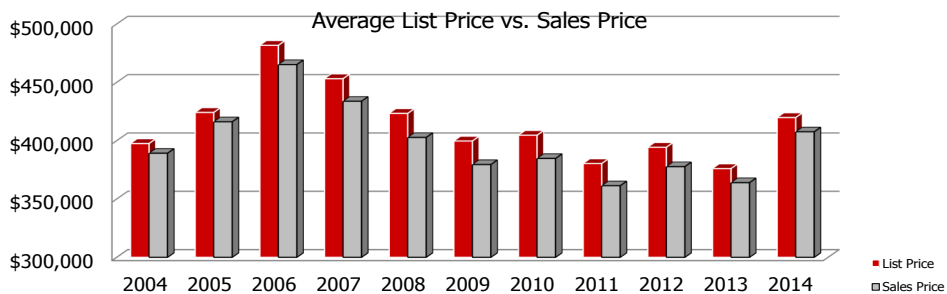
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	78	112	44.20%
Sales Price	\$385,895	\$360,556	-6.57%
Sales Price as a % of List Price	97.03%	93.88%	-3.25%

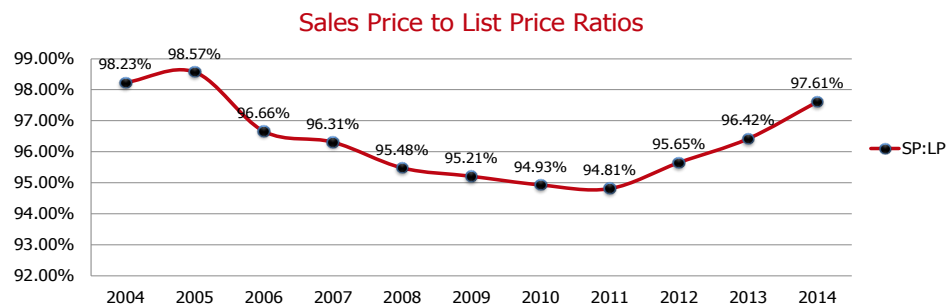


	2014	2015	% Change
# Units Sold	20	9	-55.00%
Active Listings	43	50	16.28%
Under Contracts	32	37	15.63%

Springfield Yearly Market Trends

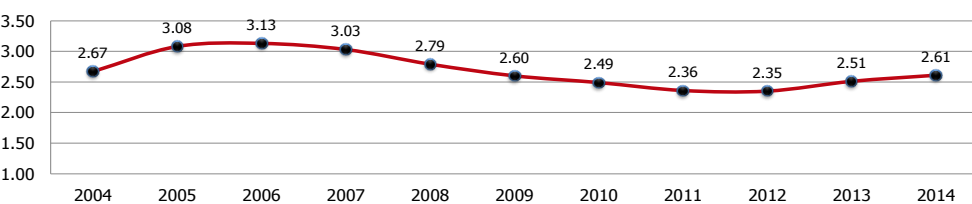


Springfield Yearly Market Trends

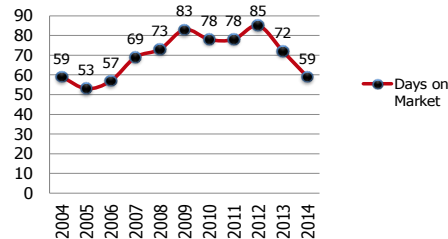


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

