

Springfield

January 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	47 Colonial Terrace	CapeCod	3	1.0	349	\$299,000	\$279,000	\$255,000	91.40%	\$116,600	2.19
2	29 Christy Lane	SplitLev	4	2.1	187	\$519,000	\$475,000	\$450,000	94.74%	\$163,700	2.75
3	5 Laurel Drive	Ranch	3	2.1	154	\$399,000	\$379,000	\$345,000	91.03%	\$167,200	2.06
4	98 Madison Terrace	SplitLev	2	1.1	41	\$269,900	\$269,900	\$245,000	90.77%	\$166,100	1.48
5	103-C Troy Drive Bldg 14	OneFloor	2	1.0	30	\$225,000	\$225,000	\$210,000	93.33%	\$74,300	2.83
6	955 S Springfield Avenue C609	TwnEndUn	2	2.1	66	\$422,000	\$422,000	\$405,000	95.97%	\$138,300	2.93
AVERAGE					138	\$355,650	\$341,650	\$318,333	92.87%		2.37

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 48
Average List Price: \$417,256
Average Days on Market: 112

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 28
Average List Price: \$339,943
Average Days on Market: 57

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												138
List Price	\$341,650												\$341,650
Sales Price	\$318,333												\$318,333
Sales Price as a % of List Price	92.87%												92.87%
Sales Price to Assessed Value	2.37												2.37
# Units Sold	6												6
Active Listings	48												48
Under Contracts	28												28

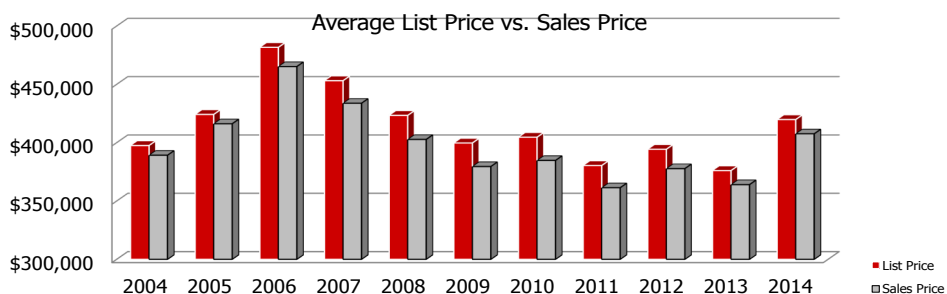
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	56	138	145.26%
Sales Price	\$366,250	\$318,333	-13.08%
Sales Price as a % of List Price	97.57%	92.87%	-4.82%

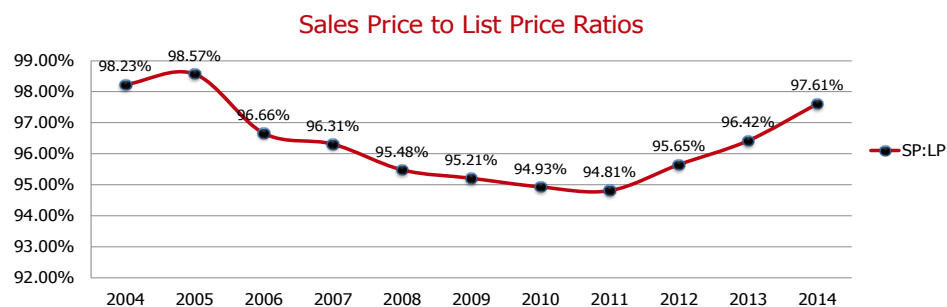


	2014	2015	% Change
# Units Sold	10	6	-40.00%
Active Listings	49	48	-2.04%
Under Contracts	24	28	16.67%

Springfield Yearly Market Trends

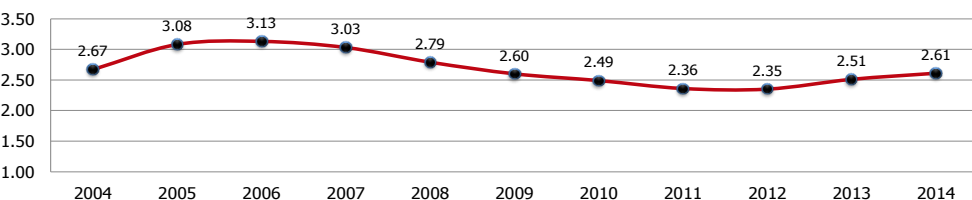


Springfield Yearly Market Trends

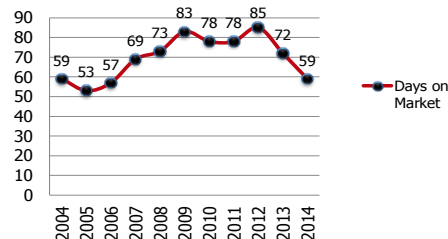


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

