

# Springfield

## July 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	445 Morris Avenue 7-C	FirstFlr	1	1.0	328	\$149,900	\$135,900	\$142,500	104.86%	\$62,300	2.29
2	26 Troy Dr Unit B	OneFloor	1	1.0	249	\$187,000	\$169,000	\$145,000	85.80%	\$71,100	2.04
3	77-C Troy Drive	OneFloor	1	1.0	89	\$171,500	\$149,900	\$148,000	98.73%	\$66,000	2.24
4	445 Morris Avenue 14-B	OneFloor	2	1.0	39	\$174,900	\$174,900	\$166,000	94.91%	\$61,100	2.72
5	63-B Troy Drive Bldg 8	OneFloor	2	1.0	72	\$209,900	\$209,900	\$195,000	92.90%	\$74,300	2.62
6	92-B Troy Drive Bldg 16	OneFloor	2	1.0	21	\$229,000	\$229,000	\$227,000	99.13%	\$77,200	2.94
7	49-A Troy Drive Bldg 7	OneFloor	2	1.0	9	\$235,000	\$235,000	\$237,000	100.85%	\$74,300	3.19
8	36 Kew Drive	Ranch	2	3.0	73	\$325,000	\$325,000	\$266,000	81.85%	\$139,700	1.90
9	184 Pitt Road	Ranch	3	2.0	123	\$375,000	\$359,000	\$335,000	93.31%	\$141,800	2.36
10	955 S Springfield Ave C701	TwndEndUn	2	2.1	9	\$399,000	\$399,000	\$390,000	97.74%	\$160,000	2.44
11	98 Madison Terrace	Split Level	4	2.1	19	\$434,900	\$434,900	\$445,500	102.44%	\$166,100	2.68
12	21 Hilltop Court	Split Level	4	3.0	21	\$474,900	\$474,900	\$451,000	94.97%	\$192,300	2.35
13	41 Tooker Avenue	Split Level	4	2.1	22	\$475,000	\$449,000	\$454,000	101.11%	\$187,600	2.42
14	Marcy Avenue	CapeCod	3	2.0	14	\$459,900	\$459,900	\$455,000	98.93%	\$161,400	2.82
15	62 Laurel Drive	Split Level	4	3.1	193	\$495,000	\$469,000	\$459,000	97.87%	\$183,700	2.50
16	16 Colfax Road	Colonial	3	1.1	69	\$485,000	\$489,000	\$474,000	96.93%	\$134,000	3.54
17	99 Briar Hills Circle	Split Level	4	2.0	29	\$489,900	\$489,900	\$480,000	97.98%	\$181,100	2.65
18	38 Tree Top Drive	Custom	5	2.1	138	\$699,000	\$669,000	\$560,000	83.71%	\$329,500	1.70
AVERAGE					84	\$359,433	\$351,233	\$335,000	95.78%		2.52

### ***"ACTIVE"*** LISTINGS IN SPRINGFIELD

**Number of Units:** 77  
**Average List Price:** \$461,861  
**Average Days on Market:** 77

### ***"UNDER CONTRACT"*** LISTINGS IN SPRINGFIELD

**Number of Units:** 36  
**Average List Price:** \$367,978  
**Average Days on Market:** 78

# 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						79
List Price	\$341,650	\$457,967	\$326,856	\$339,985	\$412,331	\$402,305	\$351,233						\$373,874
Sales Price	\$318,333	\$445,000	\$312,844	\$322,481	\$405,250	\$388,262	\$335,000						\$359,539
Sales Price as a % of List Price	92.87%	95.90%	95.72%	92.61%	98.45%	96.61%	95.78%						95.80%
Sales Price to Assessed Value	2.37	2.89	2.41	2.65	2.76	2.65	2.52						2.61
# Units Sold	6	3	9	13	16	21	18						86
Active Listings	48	50	60	78	95	84	77						70
Under Contracts	28	37	45	47	41	40	36						39

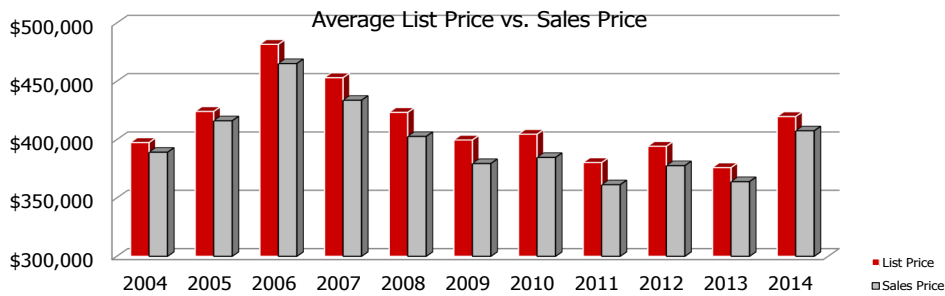
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	54	79	46.24%
Sales Price	\$399,756	\$359,539	-10.06%
Sales Price as a % of List Price	97.98%	95.80%	-2.23%

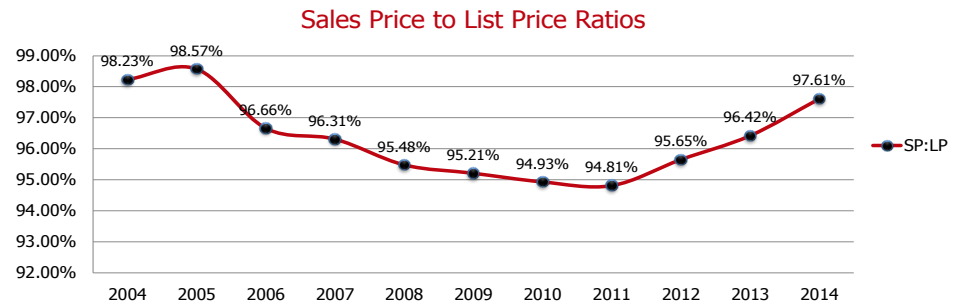


	2014	2015	% Change
# Units Sold	100	86	-14.00%
Active Listings	80	77	-3.75%
Under Contracts	46	36	-21.74%

## Springfield Yearly Market Trends

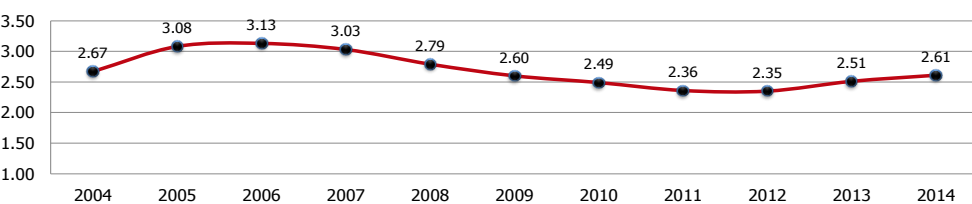


## Springfield Yearly Market Trends

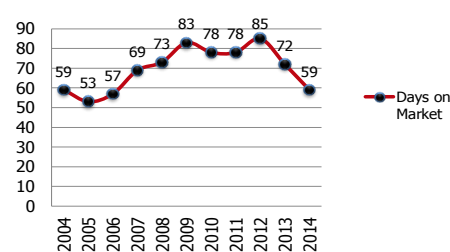


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579

### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

