

Springfield

May 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	105-C Troy Drive Bldg 14	FirstFlr	2	1.0	7	\$219,000	\$219,000	\$227,500	103.88%	\$76,300	2.98
2	61 Meisel Avenue	Colonial	3	1.1	32	\$345,000	\$345,000	\$338,000	97.97%	\$134,600	2.51
3	43 Kew Drive	RanchRas	3	1.1	13	\$369,000	\$369,000	\$360,000	97.56%	\$140,800	2.56
4	47 Clinton Avenue	Colonial	4	2.1	53	\$369,000	\$369,000	\$375,000	101.63%	\$110,500	3.39
5	955 S Springfield Ave #2405	TwnIntUn	2	3.1	14	\$379,999	\$379,999	\$375,000	98.68%	\$143,200	2.62
6	171 Tooker Avenue	CapeCod	3	2.1	29	\$399,000	\$399,000	\$390,000	97.74%	\$132,100	2.95
7	80 Twin Oaks Oval	SplitLev	4	2.1	22	\$425,000	\$425,000	\$395,000	92.94%	\$180,200	2.19
8	113 Hawthorne Avenue	SplitLev	3	2.0	145	\$418,000	\$399,000	\$396,000	99.25%	\$124,300	3.19
9	955 S Springfield Avenue 401	TwnEndUn	3	3.1	146	\$419,000	\$419,000	\$405,000	96.66%	\$160,400	2.52
10	101 Twin Oaks Oval	SplitLev	3	2.1	181	\$449,000	\$419,000	\$410,000	97.85%	\$185,800	2.21
11	19 S Maple Avenue	Colonial	4	1.1	25	\$424,900	\$424,900	\$410,000	96.49%	\$146,200	2.80
12	17 Essex Road	SplitLev	3	2.1	166	\$449,900	\$449,900	\$440,000	97.80%	\$149,000	2.95
13	48 Sherwood Road	SplitLev	3	2.0	245	\$488,000	\$488,000	\$480,000	98.36%	\$161,600	2.97
14	99 Fieldstone Drive	Ranch	3	3.0	16	\$479,000	\$479,000	\$485,000	101.25%	\$155,700	3.11
15	16 Cottage Lane	SplitLev	4	2.1	14	\$497,500	\$497,500	\$497,500	100.00%	\$183,200	2.72
16	35 Smithfield Drive	SplitLev	4	2.1	168	\$515,000	\$515,000	\$500,000	97.09%	\$202,700	2.47
AVERAGE					80	\$415,394	\$412,331	\$405,250	98.45%		2.76

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 95
Average List Price: \$457,251
Average Days on Market: 72

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 41
Average List Price: \$380,005
Average Days on Market: 66

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								79
List Price	\$341,650	\$457,967	\$326,856	\$339,985	\$412,331								\$369,843
Sales Price	\$318,333	\$445,000	\$312,844	\$322,481	\$405,250								\$356,103
Sales Price as a % of List Price	92.87%	95.90%	95.72%	92.61%	98.45%								95.44%
Sales Price to Assessed Value	2.37	2.89	2.41	2.65	2.76								2.62
# Units Sold	6	3	9	13	16								47
Active Listings	48	50	60	78	95								66
Under Contracts	28	37	45	47	41								40

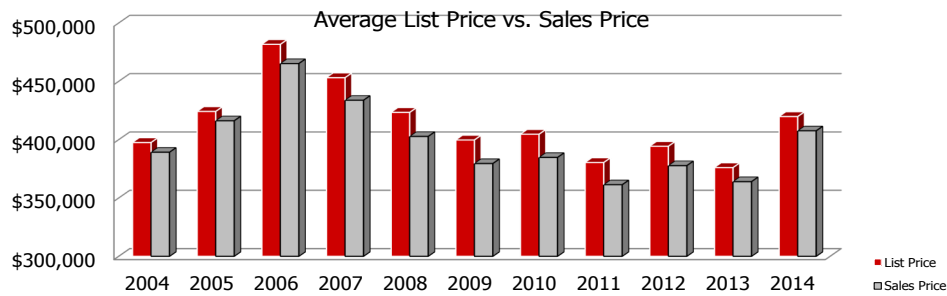
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	67	79	17.52%
Sales Price	\$401,869	\$356,103	-11.39%
Sales Price as a % of List Price	97.58%	95.44%	-2.20%



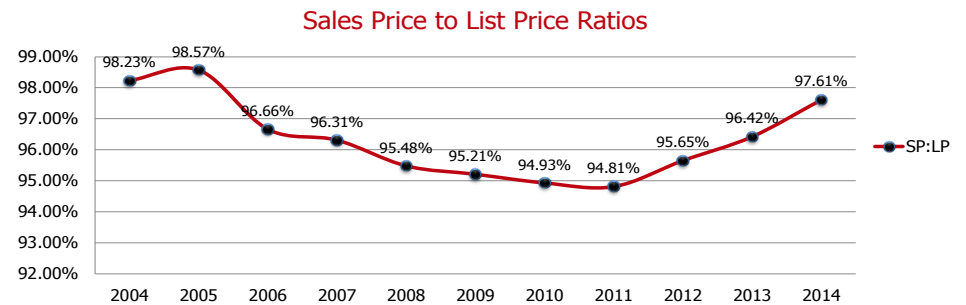
	2014	2015	% Change
# Units Sold	54	47	-12.96%
Active Listings	83	95	14.46%
Under Contracts	55	41	-25.45%

Springfield Yearly Market Trends

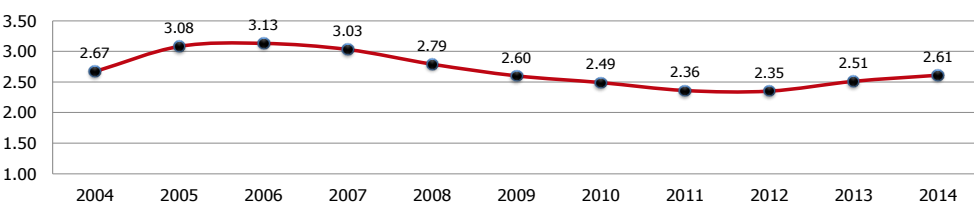


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579

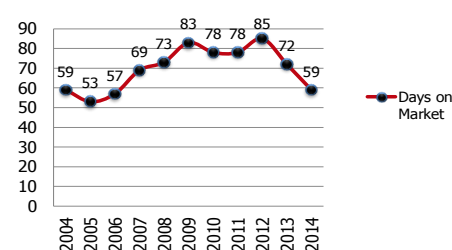
Springfield Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

