

# Springfield

## September 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7-A Troy Drive Bldg 1	OneFloor	2	1.0	46	\$225,000	\$225,000	\$225,000	100.00%	\$78,900	2.85
2	62-B Troy Drive Bldg 19	TwntIntUn	2	2.1	58	\$274,900	\$274,900	\$270,000	98.22%	\$94,200	2.87
3	254 Hillside Avenue	Ranch	2	1.1	392	\$314,900	\$299,900	\$290,000	96.70%	\$122,800	2.36
4	184 Tooker Avenue	Colonial	4	2.0	76	\$399,900	\$374,900	\$330,000	88.02%	\$147,100	2.24
5	87 Mapes Avenue	Ranch	2	2.0	10	\$359,000	\$359,000	\$365,000	101.67%	\$129,400	2.82
6	46 Lyons Place	Colonial	3	1.1	63	\$399,900	\$379,000	\$367,500	96.97%	\$140,600	2.61
7	65 Wabeno Avenue	SplitLev	3	2.1	84	\$435,000	\$399,000	\$385,000	96.49%	\$166,100	2.32
8	108 Briar Hills Circle	SplitLev	4	2.0	13	\$464,000	\$464,000	\$450,000	96.98%	\$165,400	2.72
9	29 Archbridge Lane	SplitLev	4	2.1	45	\$470,000	\$470,000	\$462,000	98.30%	\$177,000	2.61
10	2 Willow Court	Bi-Level	4	3.0	92	\$610,000	\$599,000	\$551,000	91.99%	\$180,500	3.05
11	6 Sharon Road	SplitLev	5	3.0	20	\$679,000	\$679,000	\$658,000	96.91%	\$215,700	3.05
<b>AVERAGE</b>					82	\$421,055	\$411,245	\$395,773	96.57%		2.68

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

**Number of Units:** 86  
**Average List Price:** \$440,504  
**Average Days on Market:** 68

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

**Number of Units:** 37  
**Average List Price:** \$363,943  
**Average Days on Market:** 73

# 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	82				75
List Price	\$341,650	\$457,967	\$326,856	\$339,985	\$412,331	\$402,305	\$351,233	\$380,563	\$411,245				\$378,514
Sales Price	\$318,333	\$445,000	\$312,844	\$322,481	\$405,250	\$388,262	\$335,000	\$371,632	\$395,773				\$364,956
Sales Price as a % of List Price	92.87%	95.90%	95.72%	92.61%	98.45%	96.61%	95.78%	97.79%	96.57%				96.20%
Sales Price to Assessed Value	2.37	2.89	2.41	2.65	2.76	2.65	2.52	2.64	2.68				2.62
# Units Sold	6	3	9	13	16	21	18	19	11				116
Active Listings	48	50	60	78	95	84	77	76	86				73
Under Contracts	28	37	45	47	41	40	36	35	37				38

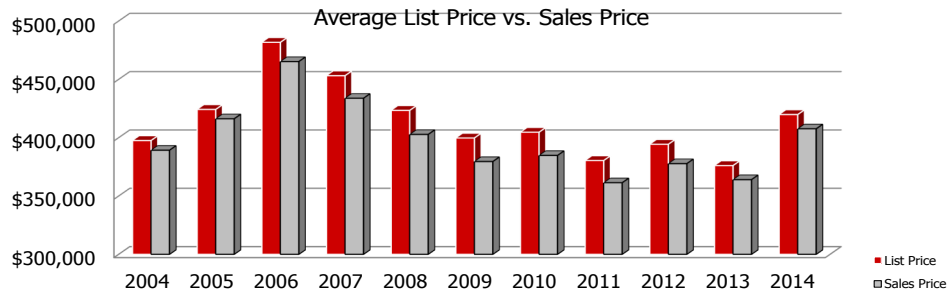
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	53	75	39.94%
Sales Price	\$413,714	\$364,956	-11.79%
Sales Price as a % of List Price	97.74%	96.20%	-1.58%

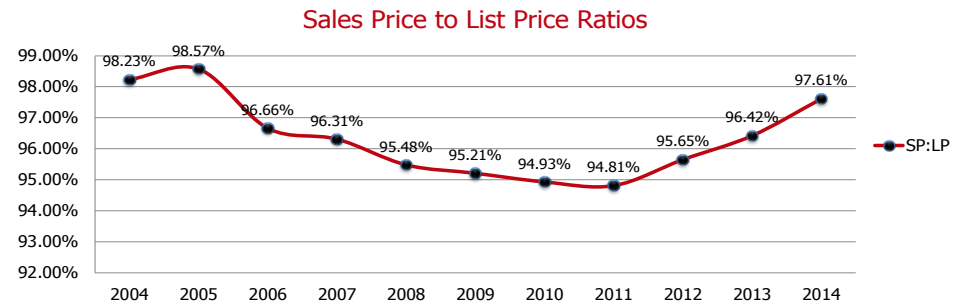


	2014	2015	% Change
# Units Sold	144	116	-19.44%
Active Listings	55	86	56.36%
Under Contracts	37	37	0.00%

## Springfield Yearly Market Trends

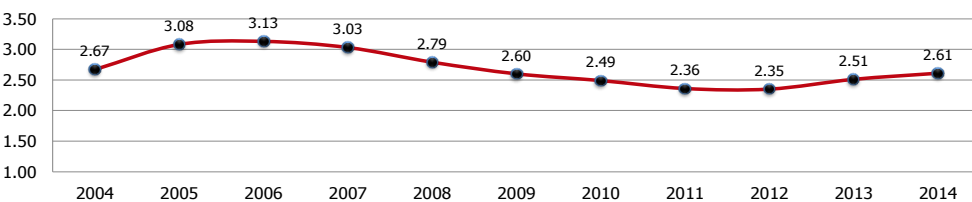


## Springfield Yearly Market Trends

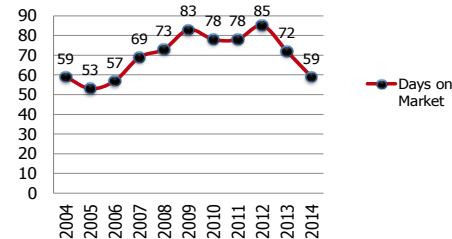


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579

### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

