

# Springfield

## April 2016 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 10-C	OneFloor	1	1.0	81	\$139,900	\$139,900	\$139,000	99.36%	\$59,200	2.35
2	140 S Maple Avenue	CapeCod	3	1.0	59	\$196,000	\$196,000	\$186,000	94.90%	\$113,400	1.64
3	105 Battle Hill Avenue	Ranch	3	1.1	28	\$224,990	\$224,990	\$203,000	90.23%	\$90,300	2.25
4	27 Edgewood Avenue	Split Level	3	1.0	13	\$345,000	\$345,000	\$327,000	94.78%	\$123,200	2.65
5	30 Marion Avenue	CapeCod	3	2.0	5	\$329,000	\$329,000	\$329,000	100.00%	\$100,600	3.27
6	25 Lyons Place	CapeCod	3	2.0	71	\$350,000	\$350,000	\$333,000	95.14%	\$138,000	2.41
7	57 Henshaw Avenue	Colonial	3	1.1	34	\$369,100	\$369,100	\$345,000	93.47%	\$134,500	2.57
8	17 Woodcrest Circle	Ranch	3	2.0	25	\$399,500	\$399,500	\$399,500	100.00%	\$137,600	2.90
9	33 S Derby Road	Split Level	3	2.1	38	\$439,000	\$439,000	\$400,000	91.12%	\$170,300	2.35
10	133 Baltusrol Avenue	Colonial	3	1.1	41	\$429,000	\$429,000	\$410,000	95.57%	\$126,300	3.25
11	955 S Springfield Avenue C315	TwnEndUn	3	2.1	15	\$424,900	\$424,900	\$419,000	98.61%	\$172,700	2.43
12	10 Cambridge Terrace	Split Level	3	2.1	12	\$429,000	\$429,000	\$420,000	97.90%	\$173,200	2.42
13	50 Garden Oval	Split Level	3	3.0	15	\$469,000	\$469,000	\$458,000	97.65%	\$169,200	2.71
14	26 Skylark Road	Split Level	4	3.0	175	\$709,000	\$679,000	\$665,000	97.94%	\$233,500	2.85
<b>AVERAGE</b>					<b>44</b>	<b>\$375,242</b>	<b>\$373,099</b>	<b>\$359,536</b>	<b>96.19%</b>		<b>2.57</b>

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

**Number of Units:** 72  
**Average List Price:** \$528,085  
**Average Days on Market:** 70

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

**Number of Units:** 40  
**Average List Price:** \$450,098  
**Average Days on Market:** 54

# Springfield 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	74	87	67	44									69
List Price	\$316,541	\$389,325	\$380,250	\$373,099									\$363,774
Sales Price	\$301,582	\$376,944	\$373,281	\$359,536									\$351,810
Sales Price as a % of List Price	95.89%	96.51%	98.06%	96.19%									96.67%
Sales Price to Assessed Value	2.27	2.37	2.69	2.57									2.47
# Units Sold	17	16	16	14									63
Active Listings	46	48	69	72									59
Under Contracts	37	36	38	40									38

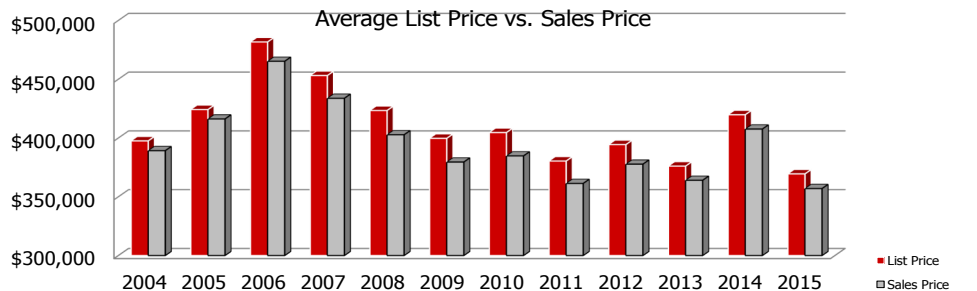
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	79	69	-12.50%
Sales Price	\$330,737	\$351,810	6.37%
Assessed Value to Sales Price	2.55	2.47	-2.95%



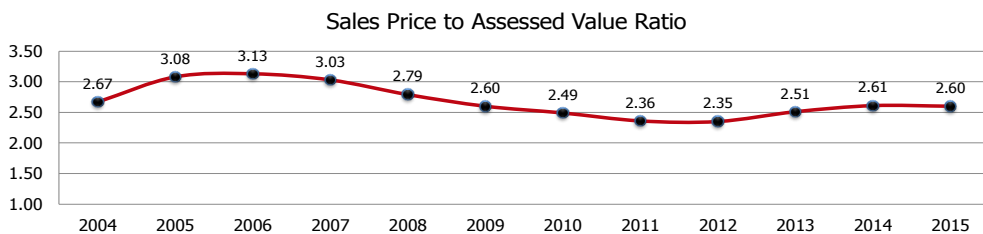
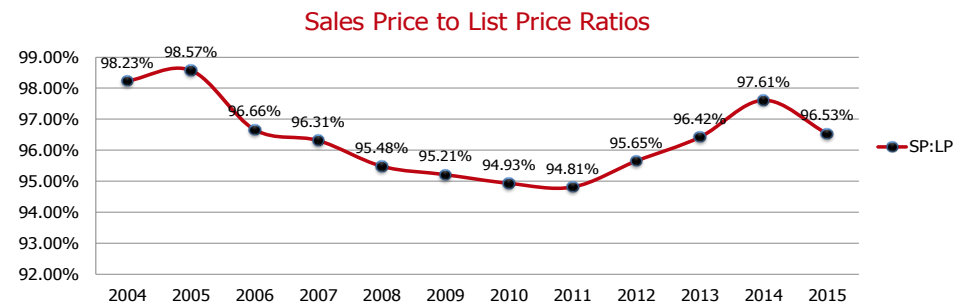
	2015	2016	% Change
# Units Sold	31	63	103.23%
Active Listings	78	72	-7.69%
Under Contracts	47	40	-14.89%

## Springfield Yearly Market Trends

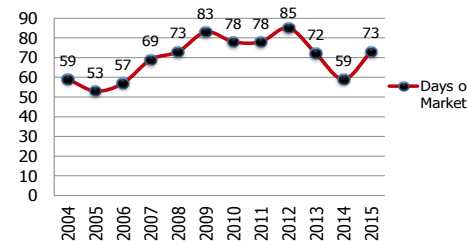


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985

## Springfield Yearly Market Trends



### Average Days on Market



### Number of Units Sold

