

Springfield

June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	93-D Troy Drive Bldg 12	OneFloor	1	1.0	21	\$190,000	\$190,000	\$185,000	97.37%	\$66,000	2.80
2	92-D Troy Drive Bldg 16	OneFloor	2	1.0	33	\$224,000	\$224,000	\$227,000	101.34%	\$78,900	2.88
3	39 Lyons Place	CapeCod	4	2.0	35	\$399,000	\$399,000	\$389,000	97.49%	\$140,800	2.76
4	24 Shelley Road	Split Level	3	2.1	11	\$450,000	\$450,000	\$445,000	98.89%	\$187,100	2.38
5	218 S Springfield Avenue	Colonial	3	3.1	43	\$529,000	\$499,000	\$490,000	98.20%	\$158,300	3.10
6	68 Green Hill Road	Bi-Level	4	3.1	50	\$599,000	\$575,000	\$500,000	86.96%	\$302,000	1.66
7	64 Pitt Road	Split Level	4	3.1	12	\$589,000	\$589,000	\$575,000	97.62%	\$223,600	2.57
8	9 Cayuga Court	Split Level	4	2.1	48	\$679,000	\$679,000	\$642,000	94.55%	\$218,100	2.94
9	15 Glenview Drive	Colonial	5	3.1	131	\$699,000	\$699,000	\$671,700	96.09%	\$268,200	2.50
AVERAGE					43	\$484,222	\$478,222	\$458,300	96.50%		2.62

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 66
Average List Price: \$514,915
Average Days on Market: 82

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 38
Average List Price: \$453,834
Average Days on Market: 60

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	46	43							62
List Price	\$316,541	\$389,325	\$380,250	\$373,099	\$403,294	\$478,222							\$383,123
Sales Price	\$301,582	\$376,944	\$373,281	\$359,536	\$391,256	\$458,300							\$370,348
Sales Price as a % of List Price	95.89%	96.51%	98.06%	96.19%	96.67%	96.50%							96.65%
Sales Price to Assessed Value	2.27	2.37	2.69	2.57	2.69	2.62							2.53
# Units Sold	17	16	16	14	18	9							90
Active Listings	46	48	69	72	73	66							62
Under Contracts	37	36	38	40	35	38							37

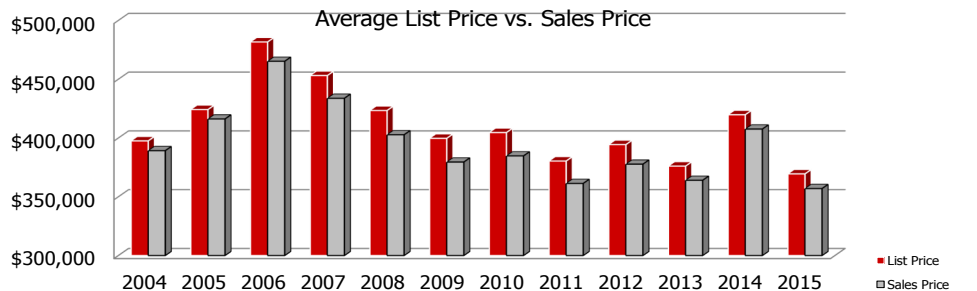
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	77	62	-20.07%
Sales Price	\$366,035	\$370,348	1.18%
Assessed Value to Sales Price	2.63	2.53	-3.79%

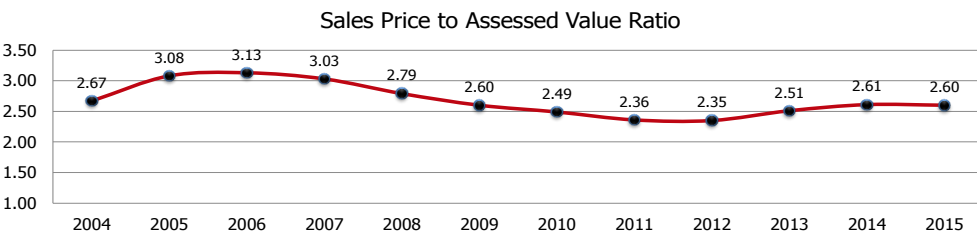


	2015	2016	% Change
# Units Sold	68	90	32.35%
Active Listings	84	66	-21.43%
Under Contracts	40	38	-5.00%

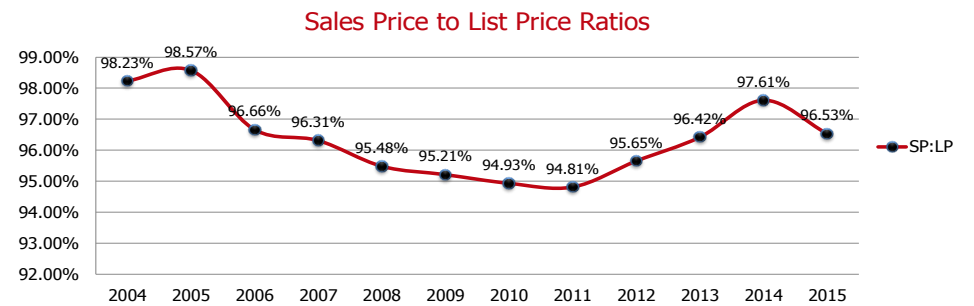
Springfield Yearly Market Trends



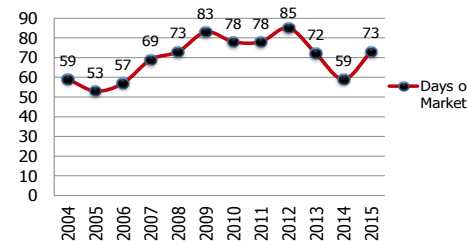
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

