

Springfield

May 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34-C Troy Drive Bldg 22	OneFloor	1	1.0	13	\$159,900	\$159,900	\$155,000	96.94%	\$71,100	2.18
2	43-B Troy Drive Bldg 6	TwnIntUn	3	2.0	227	\$275,000	\$275,000	\$250,000	90.91%	\$96,200	2.60
3	25 Meckes Street	SplitLev	3	2.0	5	\$300,000	\$300,000	\$270,000	90.00%	\$107,400	2.51
4	154 Hawthorne Avenue	Ranch	2	1.0	10	\$295,000	\$295,000	\$285,000	96.61%	\$107,200	2.66
5	356 Meisel Avenue	CapeCod	3	2.0	33	\$300,000	\$300,000	\$285,715	95.24%	\$170,800	1.67
6	121 Meisel Avenue	Colonial	4	2.0	47	\$329,000	\$319,000	\$305,000	95.61%	\$121,300	2.51
7	60 Marion Avenue	Colonial	4	1.1	21	\$349,900	\$329,000	\$322,000	97.87%	\$92,200	3.49
8	955 S Springfield Ave 2007	TwnIntUn	2	2.1	23	\$415,000	\$415,000	\$400,000	96.39%	\$143,200	2.79
9	955 S Springfield Ave C213	TwnIntUn	2	3.1	18	\$410,000	\$410,000	\$400,000	97.56%	\$155,300	2.58
10	955 S Springfield Ave C513	TwnEndUn	2	3.1	8	\$415,000	\$415,000	\$405,000	97.59%	\$155,300	2.61
11	74 Jefferson Terrace	CapeCod	4	3.0	94	\$449,500	\$439,500	\$435,000	98.98%	\$148,100	2.94
12	9 Kemp Drive	SplitLev	4	2.1	41	\$485,000	\$485,000	\$465,000	95.88%	\$161,700	2.88
13	27 N Derby Road	SplitLev	3	2.1	32	\$484,000	\$459,000	\$465,000	101.31%	\$190,600	2.44
14	210 Henshaw Avenue	Ranch	3	2.0	101	\$499,900	\$489,900	\$477,500	97.47%	\$167,300	2.85
15	35 Hawthorne Avenue	Bi-Level	4	2.0	120	\$525,000	\$495,000	\$485,000	97.98%	\$159,900	3.03
16	72 Twin Oaks Oval	SplitLev	4	2.1	17	\$499,000	\$499,000	\$494,000	99.00%	\$158,700	3.11
17	3 Sharon Road	Colonial	3	2.1	17	\$575,000	\$575,000	\$560,000	97.39%	\$181,800	3.08
18	41 Highlands Avenue	Ranch	3	2.1	1	\$599,000	\$599,000	\$583,395	97.39%	\$229,700	2.54
AVERAGE					46	\$409,178	\$403,294	\$391,256	96.67%		2.69

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 73
Average List Price: \$520,340
Average Days on Market: 78

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 35
Average List Price: \$465,197
Average Days on Market: 50

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								64
List Price	\$316,541	\$389,325	\$380,250	\$373,099	\$403,294								\$372,557
Sales Price	\$301,582	\$376,944	\$373,281	\$359,536	\$391,256								\$360,575
Sales Price as a % of List Price	95.89%	96.51%	98.06%	96.19%	96.67%								96.67%
Sales Price to Assessed Value	2.27	2.37	2.69	2.57	2.69								2.52
# Units Sold	17	16	16	14	18								81
Active Listings	46	48	69	72	73								62
Under Contracts	37	36	38	40	35								37

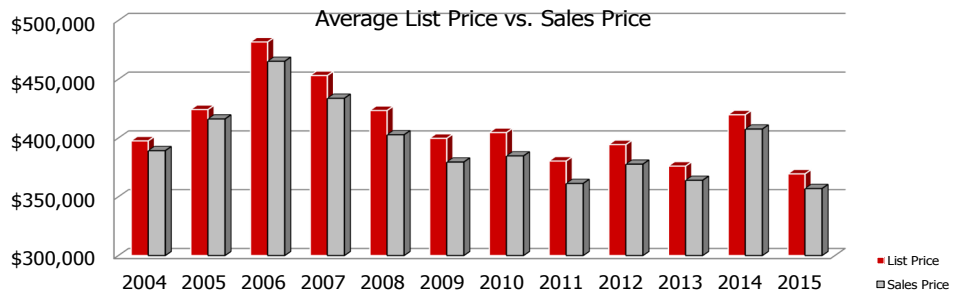
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	79	64	-19.35%
Sales Price	\$356,103	\$360,575	1.26%
Assessed Value to Sales Price	2.62	2.52	-3.79%

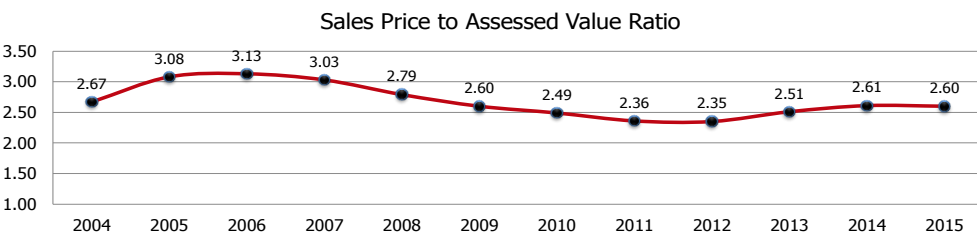


	2015	2016	% Change
# Units Sold	47	81	72.34%
Active Listings	95	73	-23.16%
Under Contracts	41	35	-14.63%

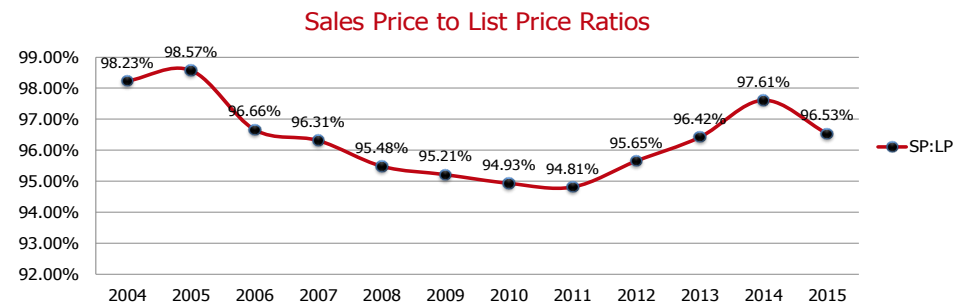
Springfield Yearly Market Trends



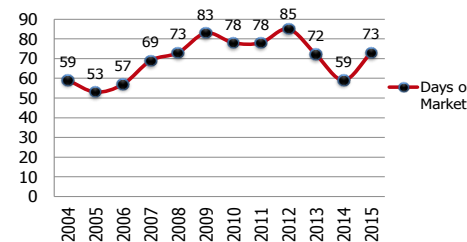
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

