

Springfield

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
1	445 Morris Avenue UA	OneFloor	1	1.0	72	\$165,000	\$165,000	\$167,000	101.21%	\$57,300	2.91
2	15 Walnut Court	Colonial	3	1.1	48	\$278,500	\$278,500	\$272,000	97.67%	\$89,600	3.04
3	280 S Springfield Avenue	Ranch	2	1.0	44	\$339,000	\$319,000	\$290,000	90.91%	\$115,500	2.51
4	83 Kipling Avenue	Ranch	2	1.0	7	\$360,000	\$360,000	\$320,000	88.89%	\$139,400	2.30
5	162 Milltown Road	CapeCod	4	2.0	56	\$362,500	\$362,500	\$365,000	100.69%	\$116,700	3.13
6	116 Baltusrol Way	CapeCod	3	1.1	126	\$400,000	\$378,000	\$370,000	97.88%	\$122,200	3.03
7	271 Short Hills Avenue	Colonial	5	2.2	124	\$465,000	\$435,000	\$400,000	91.95%	\$146,000	2.74
8	3315 Park Place	TwndUn	3	2.1	115	\$419,000	\$419,000	\$414,000	98.81%	\$172,700	2.40
9	89 Henshaw Avenue	Colonial	4	2.1	78	\$459,900	\$400,000	\$430,000	107.50%	\$142,900	3.01
10	44 Sherwood Road	CapeCod	3	3.0	31	\$472,000	\$472,000	\$475,000	100.64%	\$159,300	2.98
11	184 Lelak Avenue	Split Level	4	2.1	94	\$499,000	\$499,000	\$505,000	101.20%	\$181,700	2.78
12	43 Smithfield Drive	Split Level	4	2.1	21	\$649,000	\$649,000	\$635,000	97.84%	\$229,900	2.76
13	6 Juniper Way	Ranch	3	2.2	29	\$699,000	\$699,000	\$670,000	95.85%	\$175,500	3.82
14	595 Ashwood Road	Contemp	5	3.1	101	\$882,500	\$700,000	\$707,000	101.00%	\$323,900	2.18
AVERAGE					68	\$460,743	\$438,286	\$430,000	98.00%		2.83

"ACTIVE" Listings in Springfield

Number of Units: 59
Average List Price: \$480,763
Average Days on Market: 95

"UNDER CONTRACT" Listings in Springfield

Number of Units: 23
Average List Price: \$366,063
Average Days on Market: 55

Springfield 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	74	70	49	50	38	31	73	45	32	39	55	68	49
List Price	\$545,112	\$411,360	\$354,754	\$425,461	\$461,554	\$480,882	\$475,189	\$467,659	\$441,828	\$405,454	\$367,813	\$438,286	\$448,523
Sales Price	\$525,458	\$386,980	\$338,030	\$418,938	\$455,531	\$473,246	\$464,626	\$453,550	\$434,149	\$396,654	\$349,720	\$430,000	\$437,628
Sales Price as a % of List Price	96.67%	94.83%	95.69%	98.46%	98.36%	98.20%	97.75%	97.29%	98.41%	98.10%	94.43%	98.00%	97.51%
Sales Price to Assessed Value	2.77	2.36	2.68	2.71	2.73	2.82	2.84	2.63	2.94	2.97	2.61	2.83	2.77
# Units Sold	12	5	11	13	26	28	28	22	21	13	15	14	208
Active Listings	45	62	67	66	67	62	70	71	72	72	69	59	65
Under Contracts	18	32	38	51	53	53	40	31	25	27	26	23	35

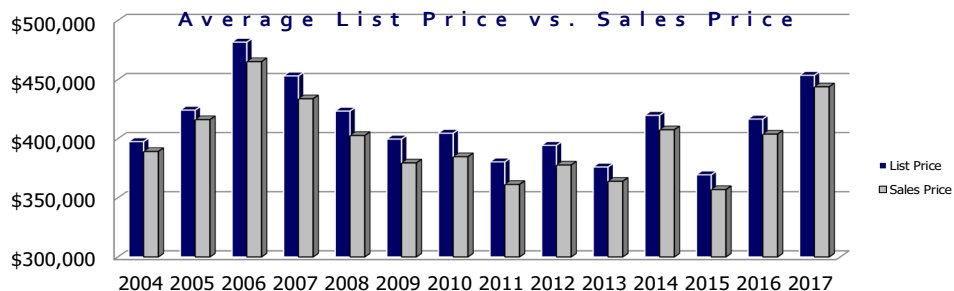
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	50	49	-1.21%
Sales Price	\$443,920	\$437,628	-1.42%
Sales Price to Assessed Value	2.74	2.77	0.93%



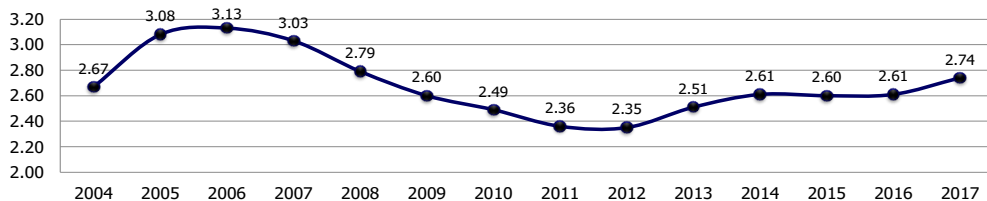
YTD	2017	2018	% Change
# Units Sold	201	208	3.48%
Active Listings	38	59	55.26%
Under Contracts	24	23	-4.17%

Springfield Yearly Market Trends

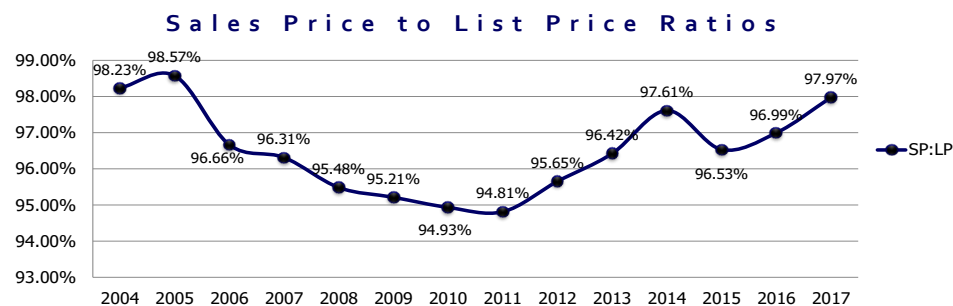


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606	\$453,619
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903	\$443,920

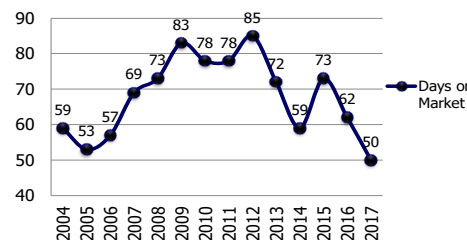
Sales Price to Assessed Value Ratio



Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold

