

Springfield

January 2019 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 14-D	OneFloor	1	1.0	72	\$159,900	\$159,900	\$155,000	96.94%	\$57,900	2.68
2	131 Baltusrol Way	Ranch	2	1.0	64	\$273,900	\$224,900	\$210,000	93.37%	\$98,000	2.14
3	295 Morris Avenue	CapeCod	3	2.0	10	\$220,000	\$220,000	\$250,000	113.64%	\$130,300	1.92
4	5 Lynn Drive	Split Level	3	2.1	24	\$324,995	\$324,995	\$324,995	100.00%	\$159,100	2.04
5	26 Shunpike Road	CapeCod	4	2.0	20	\$360,000	\$360,000	\$365,000	101.39%	\$142,100	2.57
6	85 Laurel Drive	Split Level	4	2.1	101	\$439,000	\$399,500	\$395,000	98.87%	\$182,100	2.17
7	263 Milltown Road	Split Level	4	2.1	187	\$498,000	\$435,000	\$420,000	96.55%	\$180,200	2.33
8	5 Laying Terrace	Split Level	3	1.1	15	\$440,000	\$440,000	\$425,000	96.59%	\$143,500	2.96
9	90 Madison Terrace	CapeCod	4	2.0	59	\$559,900	\$529,900	\$510,000	96.24%		
AVERAGE					61	\$363,966	\$343,799	\$339,444	99.29%		2.35

"Active" Listings in Springfield

Number of Units: 61
 Average List Price: \$503,439
 Average Days on Market: 81

"Under Contract" Listings in Springfield

Number of Units: 25
 Average List Price: \$397,326
 Average Days on Market: 80

Springfield 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	61												61
List Price	\$343,799												\$ 343,799
Sales Price	\$339,444												\$ 339,444
SP:LP%	99.29%												99.29%
SP to AV	2.35												2.35
# Units Sold	9												9
3 Mo Rate of Ab	4.74												4.74
Active Listings	45												45
Under Contracts	18												18

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	74	61	-17.02%
Sales Price	\$525,458	\$339,444	-35.40%
LP:SP	96.67%	99.29%	2.71%
SP:AV	2.77	2.35	-15.19%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

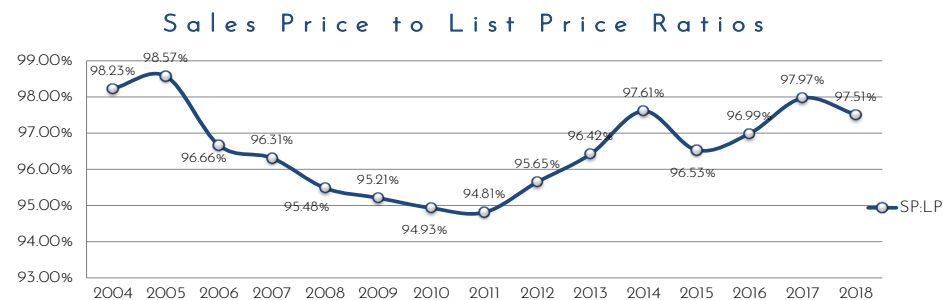
YTD	2018	2019	% Change
# Units Sold	12	9	-25.00%
Rate of Ab 3 Mo	2.87	4.74	65.16%
Actives	45	61	35.56%
Under Contracts	18	25	38.89%

Springfield Yearly Market Trends

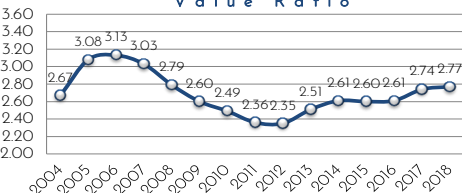


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341	\$376,078	\$419,782	\$369,457	\$416,606	\$453,619	\$448,523
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750	\$364,018	\$407,579	\$356,985	\$403,903	\$443,920	\$437,628

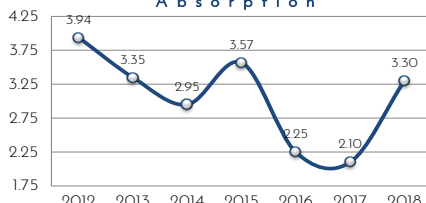
Springfield Yearly Market Trends



Sales Price to Assessed Value Ratio

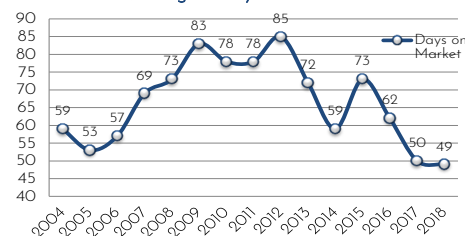


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

