

Springfield

January 2021 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	FirstFlr	1	1.0	42	\$199,000	\$184,900	\$170,000	91.94%	\$60,400	2.81
2	33-B Troy Drive Bldg 4	OneFloor	3	2.0	119	\$359,000	\$309,000	\$309,000	100.00%	\$96,700	3.20
3	1606 Park Place	TwnEndUn	2	2.1	16	\$325,000	\$325,000	\$320,000	98.46%	\$141,400	2.26
4	36 Woodcrest Circle	FixrUppr	4	2.0	52	\$399,000	\$349,000	\$325,000	93.12%	\$134,500	2.42
5	3214 Park Place	TwnIntUn	2	2.1	63	\$425,000	\$350,000	\$350,000	100.00%	\$160,000	2.19
6	3211 Park Place	TwnIntUn	3	2.1	12	\$375,000	\$375,000	\$375,000	100.00%	\$172,700	2.17
7	3301 Park Place	TwnEndUn	2	3.1	17	\$375,000	\$375,000	\$380,000	101.33%	\$160,000	2.38
8	142 Bryant Avenue	Colonial	3	1.1	13	\$450,000	\$450,000	\$440,000	97.78%	\$113,600	3.87
9	35 Kipling Avenue	RanchExp	3	2.1	29	\$469,000	\$469,000	\$465,000	99.15%	\$143,800	3.23
10	23 Briar Hills Circle	Split Level	3	1.1	3	\$459,900	\$459,900	\$470,000	102.20%	\$160,700	2.92
11	18 Garden Oval	Split Level	3	1.2	12	\$499,000	\$499,000	\$515,000	103.21%	\$151,800	3.39
12	9 Prospect Place	Custom	3	2.0	11	\$524,999	\$524,999	\$521,000	99.24%	\$152,900	3.41
13	22 Evergreen Avenue	Split Level	3	2.0	60	\$499,000	\$524,900	\$524,900	100.00%	\$156,100	3.36
14	6 Archbridge Lane	Ranch	4	3.0	60	\$569,900	\$569,900	\$558,000	97.91%	\$185,900	3.00
15	22 Twin Oaks Oval	Split Level	4	2.1	14	\$599,000	\$599,000	\$608,000	101.50%	\$188,600	3.22
16	60 Twin Oaks Oval	Split Level	3	2.0	0	\$610,000	\$610,000	\$610,000	100.00%	\$191,100	3.19
17	64 Denham Road	Colonial	4	3.0	5	\$629,000	\$629,000	\$629,000	100.00%		
18	35 Benjamin Drive	Tudor	4	2.1	39	\$669,000	\$669,000	\$650,000	97.16%	\$248,600	2.61
19	15 Cayuga Court	Split Level	4	3.1	25	\$784,900	\$784,900	\$777,500	99.06%	\$249,200	3.12
20	534 Ashwood Road	Colonial	5	5.1	49	\$999,999	\$949,000	\$922,500	97.21%		
AVERAGE					32	\$511,035	\$500,325	\$495,995	98.96%		2.93

"Active" Listings in Springfield

Number of Units: 25
Average List Price: \$471,107
Average Days on Market: 62

"Under Contract" Listings in Springfield

Number of Units: 31
Average List Price: \$548,474
Average Days on Market: 50

Springfield 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32												32
List Price	\$500,325												\$500,325
Sales Price	\$495,995												\$495,995
SP:LP%	98.96%												98.96%
SP to AV	2.93												2.93
# Units Sold	20												20
3 Mo Rate of Ab	1.26												1.26
Active Listings	25												25
Under Contracts	31												31

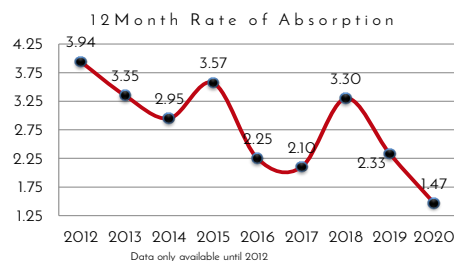
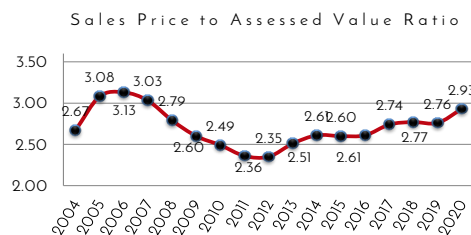
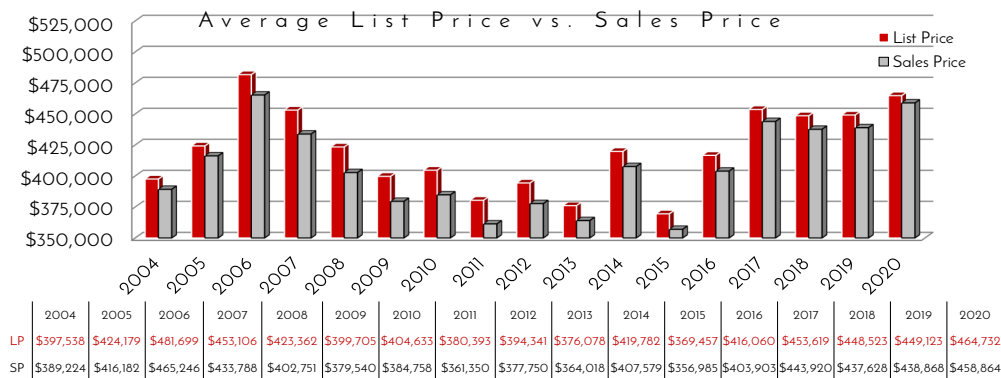
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	36	32	-9.95%
Sales Price	\$463,600	\$495,995	6.99%
LP:SP	97.21%	98.96%	1.81%
SP:AV	2.75	2.93	6.55%



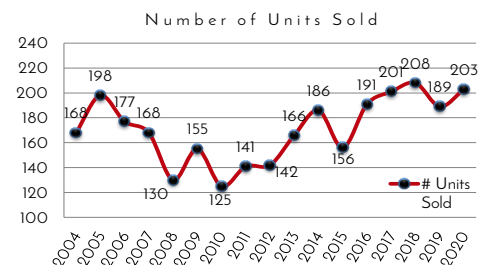
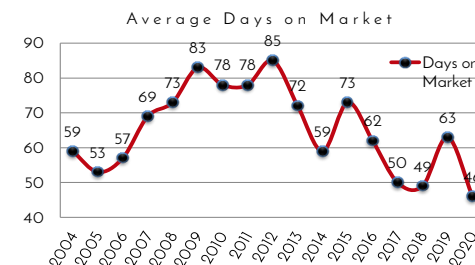
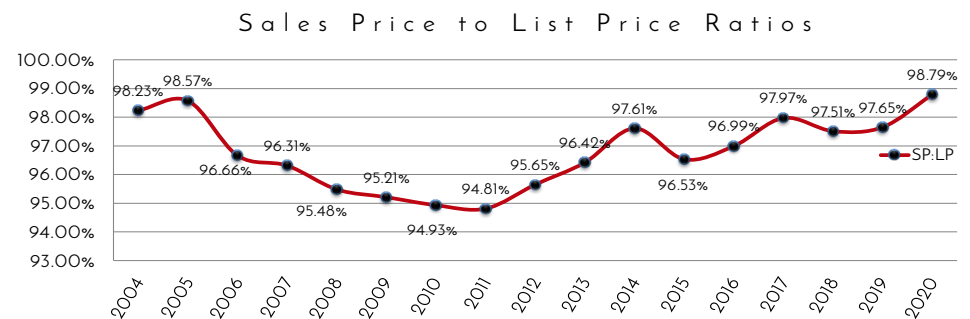
YTD	2020	2021	% Change
# Units Sold	17	20	17.65%
Rate of Ab 3 Mo	2.33	1.26	-45.92%
Actives	45	25	-44.44%
Under Contracts	28	31	10.71%

Springfield Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Springfield Yearly Market Trends



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Not intended to solicit a property already listed.