

Springfield

January 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	107 Park Place	TwndUn	2	2.1	48	\$589,000	\$519,000	\$495,000	95.38%	\$448,900	1.10
2	133 Baltusrol Way	CapeCod	3	1.0	50	\$499,999	\$499,999	\$495,000	99.00%	\$367,600	1.35
3	34 Marion Avenue	Colonial	3	1.1	24	\$498,000	\$498,000	\$517,000	103.82%	\$449,300	1.15
4	904 Park Place	TwndUn	3	2.1	12	\$580,000	\$580,000	\$585,000	100.86%	\$431,000	1.36
5	48 Evergreen Avenue	Colonial	4	2.1	9	\$524,900	\$524,900	\$595,000	113.35%	\$521,300	1.14
6	1104 Park Place	TwndUn	3	2.2	9	\$575,000	\$575,000	\$660,000	114.78%	\$441,300	1.50
7	663 Mountain Avenue	CapeCod	4	2.1	12	\$650,000	\$650,000	\$700,000	107.69%	\$525,400	1.33
8	29 S Maple Avenue	Custom	4	2.1	15	\$689,000	\$689,000	\$710,000	103.05%	\$540,300	1.31
9	163 Henshaw Avenue	RanchExp	4	3.0	11	\$679,000	\$679,000	\$730,000	107.51%	\$565,000	1.29
AVERAGE					21	\$587,211	\$579,433	\$609,667	105.05%		1.28

"Active" Listings in Springfield

Number of Units: 8
 Average List Price: \$650,425
 Average Days on Market: 45

"Under Contract" Listings in Springfield

Number of Units: 4
 Average List Price: \$709,700
 Average Days on Market: 27



Springfield 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21												21
List Price	\$579,433												\$579,433
Sales Price	\$609,667												\$609,667
SP:LP%	105.05%												105.05%
SP to AV	1.28												1.28
# Units Sold	9												9
3 Mo Rate of Ab	0.77												0.77
Active Listings	8												8
Under Contracts	4												4

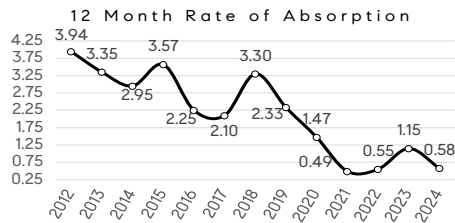
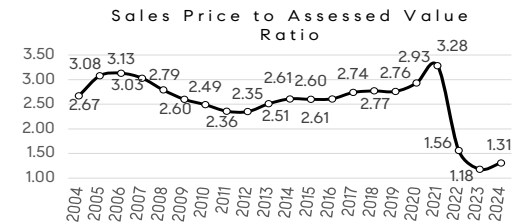
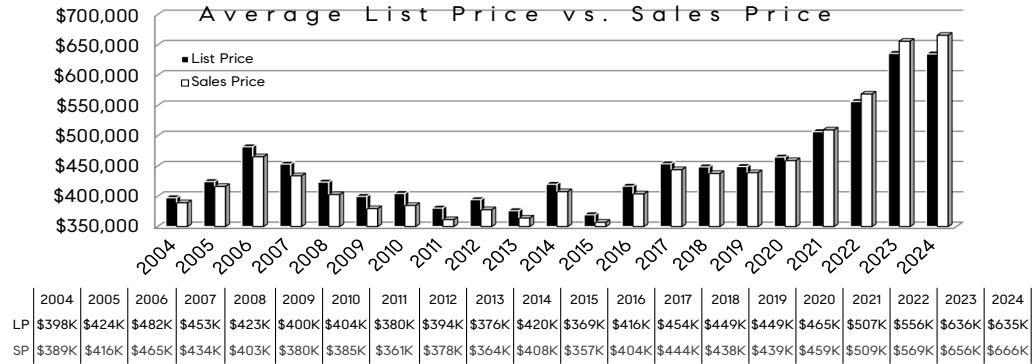
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	28	21	-23.51%
Sales Price	\$690,800	\$609,667	-11.74%
LP:SP	99.90%	105.05%	5.15%
SP:AV	1.33	1.28	-3.59%



YTD	2024	2025	% Change
# Units Sold	5	9	80.00%
Rate of Ab 3 Mo	0.95	0.77	-18.95%
Actives	7	8	14.29%
Under Contracts	17	4	-76.47%

Springfield Yearly Market Trends



Data only available until 2012

Springfield Yearly Market Trends

