

Springfield

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	83 S Maple Avenue	CapeCod	4	2.0	154	\$549,900	\$499,000	\$499,000	100.00%	\$428,100	1.17
2	21 Tooker Place	Ranch	3	2.1	12	\$648,000	\$648,000	\$650,000	100.31%	\$502,800	1.29
3	33 Caldwell Place	Colonial	4	4.0	8	\$739,000	\$739,000	\$795,000	107.58%	Renovated	
4	90 Lyons Place	Custom	4	2.0	9	\$745,000	\$745,000	\$810,000	108.72%	\$561,700	1.44
5	47 Garden Oval	SplitLev	4	2.1	8	\$750,000	\$750,000	\$825,000	110.00%	\$651,400	1.27
6	32 Golf Oval	Bi-Level	5	3.0	33	\$899,000	\$899,000	\$950,000	105.67%	\$792,400	1.20
7	1 Woodside Road	Custom	5	4.0	15	\$979,000	\$979,000	\$1,035,150	105.74%	\$756,300	1.37
8	236 Hillside Avenue	Custom	3	3.0	13	\$859,900	\$859,900	\$1,163,500	135.31%	Renovated	
AVERAGE					32	\$771,225	\$764,863	\$840,956	109.17%		1.29

"Active" Listings in Springfield

Number of Units: 12
 Average List Price: \$754,733
 Average Days on Market: 15

"Under Contract" Listings in Springfield

Number of Units: 20
 Average List Price: \$633,860
 Average Days on Market: 19



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	14	32										25
List Price	\$579,433	\$589,500	\$764,863										\$658,568
Sales Price	\$609,667	\$582,000	\$840,956										\$704,139
SP:LP%	105.05%	98.70%	109.17%										106.11%
SP to AV	1.28	1.16	1.29										1.27
# Units Sold	9	2	8										19
3 Mo Rate of Ab	0.77	1.74	2.00										1.50
Active Listings	8	8	12										9
Under Contracts	4	12	20										12

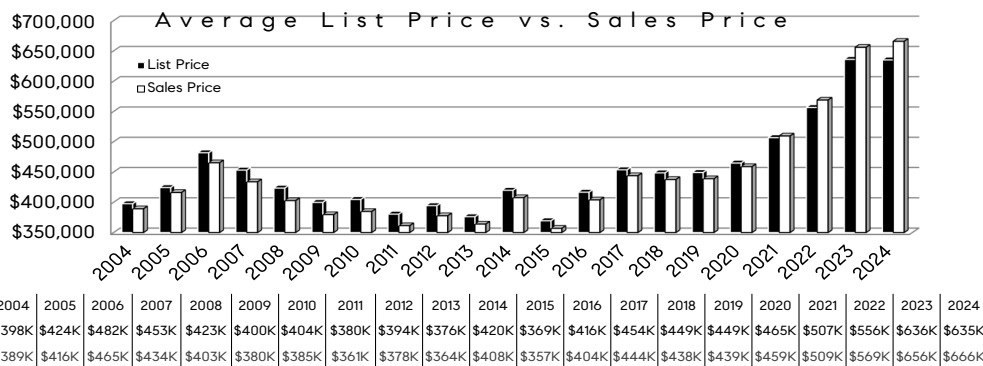
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	33	25	-25.04%
Sales Price	\$636,497	\$704,139	10.63%
LP:SP	103.10%	106.11%	2.92%
SP:AV	1.23	1.27	3.54%

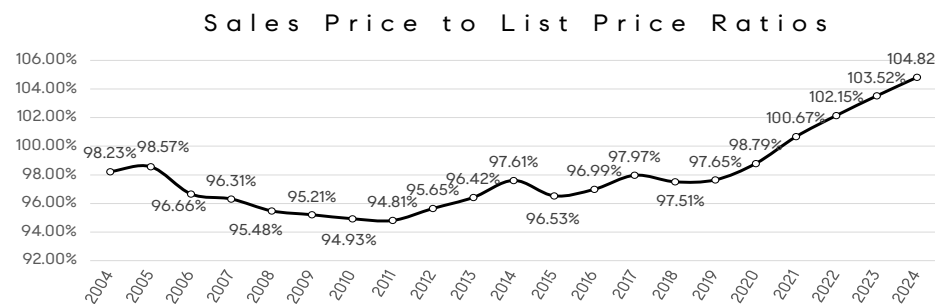


YTD	2024	2025	% Change
# Units Sold	29	19	-34.48%
Rate of Ab 3 Mo	1.12	1.50	34.23%
Actives	10	9	-9.68%
Under Contracts	15	12	-18.18%

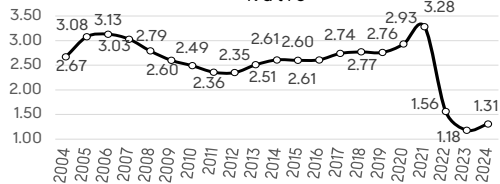
Springfield Yearly Market Trends



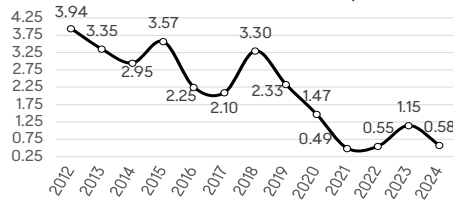
Springfield Yearly Market Trends



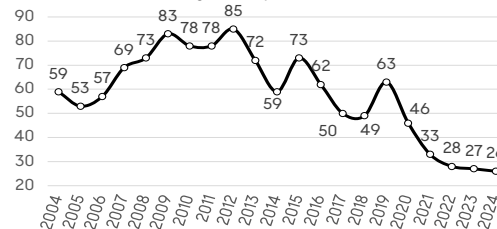
Sales Price to Assessed Value Ratio



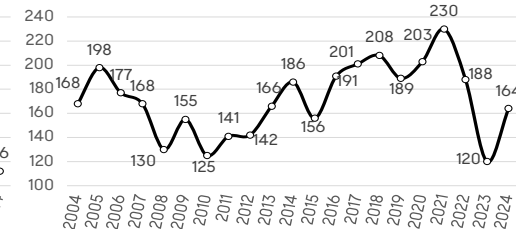
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



Data only available until 2012