

Springfield

April 2025 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 8A	OneFloor	1	1.0	27	\$275,000	\$275,000	\$280,000	101.82%	\$167,000	1.68
2	22 Colonial Terrace	Colonial	3	1.1	9	\$499,000	\$499,000	\$550,000	110.22%	\$420,100	1.31
3	43 Warner Avenue	Colonial	3	4.0	56	\$550,000	\$550,000	\$556,000	101.09%	\$448,000	1.24
4	366 Mountain Avenue	CapeCod	3	2.1	8	\$649,900	\$649,900	\$690,000	106.17%	\$413,900	1.67
5	54 Garden Oval	Custom	4	3.1	12	\$949,000	\$949,000	\$989,000	104.21%	\$772,300	1.28
AVERAGE					22	\$584,580	\$584,580	\$613,000	104.70%		1.43

"Active" Listings in Springfield

Number of Units: 15
Average List Price: \$720,153
Average Days on Market: 19

"Under Contract" Listings in Springfield

Number of Units: 34
Average List Price: \$690,818
Average Days on Market: 14



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	22									24
List Price	\$579,433	\$589,500	\$764,863	\$584,580									\$643,154
Sales Price	\$609,667	\$582,000	\$840,956	\$613,000									\$685,152
SP:LP%	105.05%	98.70%	109.17%	104.70%									105.82%
SP to AV	1.28	1.16	1.29	1.43									1.31
# Units Sold	9	2	8	5									24
3 Mo Rate of Ab	0.77	1.74	2.00	4.00									2.13
Active Listings	8	8	12	15									11
Under Contracts	4	12	20	34									18

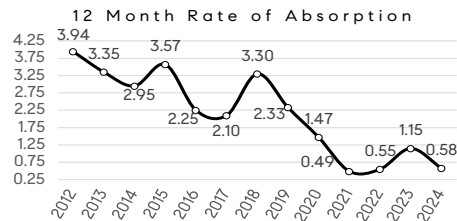
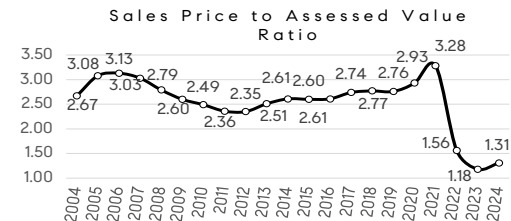
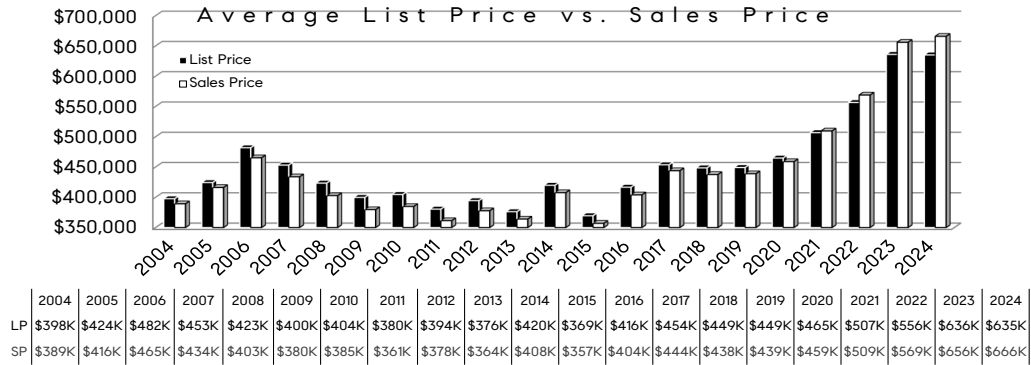
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	29	24	-17.75%
Sales Price	\$611,065	\$685,152	12.12%
LP:SP	103.58%	105.82%	2.16%
SP:AV	1.22	1.31	7.46%



YTD	2024	2025	% Change
# Units Sold	37	24	-35.14%
Rate of Ab 3 Mo	1.24	2.13	71.57%
Actives	11	11	0.00%
Under Contracts	17	18	5.88%

Springfield Yearly Market Trends



Data only available until 2012

Springfield Yearly Market Trends

