

Springfield

May 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 13A	OneFloor	1	1.0	16	\$275,000	\$275,000	\$280,000	101.82%	\$207,500	1.35
2	83D Troy Drive B10	OneFloor	1	1.0	9	\$305,000	\$305,000	\$327,000	107.21%	\$226,600	1.44
3	84A Troy Drive	OneFloor	2	1.0	1	\$385,000	\$385,000	\$385,000	100.00%	\$253,200	1.52
4	81 Battle Hill Avenue	Colonial	2	1.0	12	\$439,000	\$439,000	\$445,000	101.37%	\$344,000	1.29
5	17B Troy Drive	TwnIntUn	2	2.1	17	\$425,000	\$425,000	\$465,000	109.41%	\$323,600	1.44
6	602 Park Place	TwnIntUn	2	3.1	7	\$529,000	\$529,000	\$549,000	103.78%	\$432,500	1.27
7	492 Meisel Avenue	CapeCod	4	2.0	16	\$599,000	\$599,000	\$625,000	104.34%	\$543,000	1.15
8	136 Irwin Street	Ranch	2	1.0	11	\$529,000	\$529,000	\$631,000	119.28%	\$450,200	1.40
9	20 Dayton Court	CapeCod	4	2.0	9	\$599,000	\$599,000	\$645,000	107.68%	\$515,900	1.25
10	47 Evergreen Avenue	Custom	3	2.0	7	\$599,000	\$599,000	\$662,000	110.52%	\$520,500	1.27
11	40 Henshaw Avenue	CapeCod	3	2.0	24	\$625,000	\$625,000	\$675,000	108.00%	\$471,200	1.43
12	368 Meisel Avenue	SplitLev	4	3.0	20	\$825,000	\$825,000	\$875,000	106.06%	\$567,500	1.54
13	18 Bernadette Court	Bi-Level	4	2.2	32	\$949,000	\$949,000	\$945,000	99.58%	\$697,700	1.35
14	14 Redwood Road	SplitLev	4	2.1	14	\$925,000	\$925,000	\$975,000	105.41%	\$623,200	1.56
15	64 Tree Top Drive	Custom	4	3.1	4	\$1,498,000	\$1,498,000	\$1,700,000	113.48%	\$1,058,700	1.61
AVERAGE					13	\$633,733	\$633,733	\$678,933	106.53%		1.39

"Active" Listings in Springfield

Number of Units: 17
Average List Price: \$754,394
Average Days on Market: 31

"Under Contract" Listings in Springfield

Number of Units: 35
Average List Price: \$692,786
Average Days on Market: 15



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	13								20
List Price	\$579,433	\$589,500	\$764,863	\$584,580	\$633,733								\$639,531
Sales Price	\$609,667	\$582,000	\$840,956	\$613,000	\$678,933								\$682,760
SP:LP%	105.05%	98.70%	109.17%	104.70%	106.53%								106.09%
SP to AV	1.28	1.16	1.29	1.43	1.39								1.34
# Units Sold	9	2	8	5	15								39
3 Mo Rate of Ab	0.77	1.74	2.00	4.00	1.89								2.08
Active Listings	8	8	12	15	17								12
Under Contracts	4	12	20	34	35								21

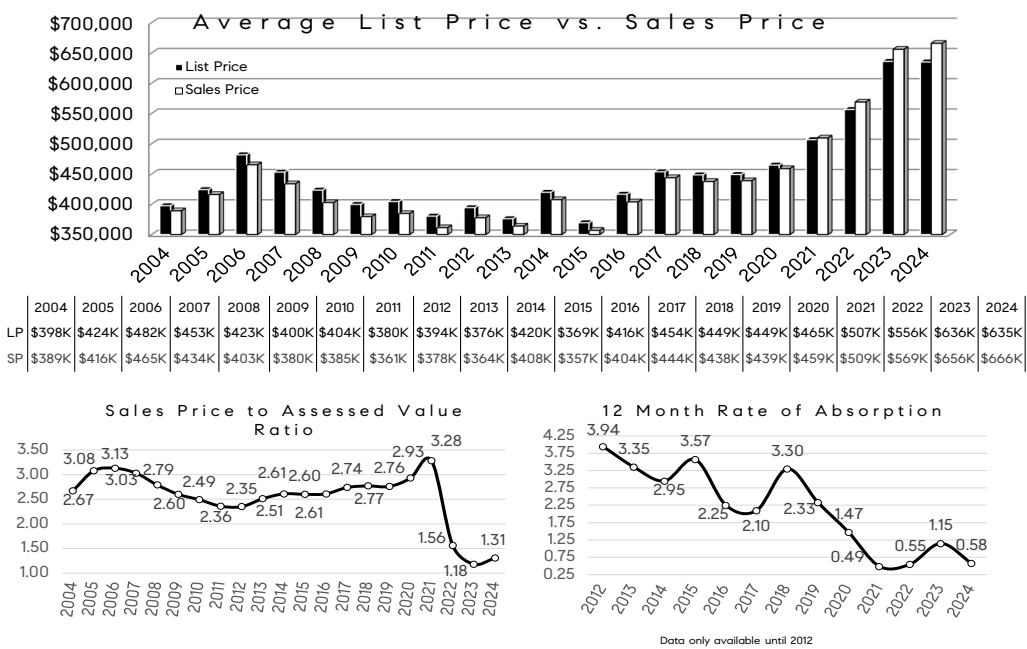
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	27	20	-26.39%
Sales Price	\$632,617	\$682,760	7.93%
LP:SP	105.17%	106.09%	0.88%
SP:AV	1.26	1.34	6.80%



YTD	2024	2025	% Change
# Units Sold	53	39	-26.42%
Rate of Ab 3 Mo	1.39	2.08	49.43%
Actives	13	12	-9.09%
Under Contracts	20	21	5.00%

Springfield Yearly Market Trends



Springfield Yearly Market Trends

