

Springfield

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	22A Troy Drive	OneFloor	2	1.0	10	\$349,000	\$349,000	\$350,000	100.29%	\$252,700	1.39
2	156 Mountain Avenue U2	OneFloor	2	2.0	54	\$477,900	\$449,500	\$449,500	100.00%	\$291,700	1.54
3	874 Mountain Avenue	Ranch	3	2.0	24	\$450,000	\$450,000	\$455,000	101.11%	\$466,800	0.97
4	228 Lelak Avenue	SplitLev	3	1.1	40	\$559,900	\$559,900	\$560,000	100.02%	\$510,500	1.10
5	64 Meisel Avenue	Colonial	3	2.0	11	\$569,000	\$569,000	\$580,000	101.93%	\$396,300	1.46
6	15 Cambridge Terrace	Ranch	2	1.0	11	\$529,000	\$529,000	\$592,500	112.00%	\$462,400	1.28
7	31 Evergreen Avenue	CapeCod	3	2.0	9	\$599,000	\$599,000	\$631,000	105.34%	\$501,800	1.26
8	97 Henshaw Avenue	Colonial	3	1.1	18	\$605,000	\$605,000	\$650,000	107.44%	\$467,400	1.39
9	68 Battle Hill Avenue	Colonial	3	1.1	10	\$575,000	\$575,000	\$670,000	116.52%	\$439,900	1.52
10	705 Park Place	TwnIntUn	3	3.1	9	\$619,000	\$619,000	\$705,000	113.89%	\$442,500	1.59
11	22 Owaissa Avenue	Colonial	4	2.1	14	\$629,900	\$629,900	\$730,000	115.89%	\$524,200	1.39
12	46 Lyons Place	Colonial	3	1.1	9	\$625,000	\$625,000	\$750,000	120.00%	\$480,100	1.56
13	29 Janet Lane	SplitLev	4	2.1	9	\$705,000	\$705,000	\$775,000	109.93%	\$644,200	1.20
14	4 Christy Lane	SplitLev	4	2.1	9	\$795,000	\$795,000	\$815,000	102.52%	\$588,800	1.38
15	40 Gail Court	MultiFlr	4	2.1	16	\$879,000	\$879,000	\$855,000	97.27%	\$681,700	1.25
16	68 Tooker Avenue	Colonial	4	3.1	10	\$825,000	\$825,000	\$860,000	104.24%	\$614,400	1.40
17	2 Christy Lane	SplitLev	4	2.1	14	\$874,900	\$874,900	\$865,000	98.87%	\$640,100	1.35
18	236 Short Hills Avenue	Colonial	3	2.1	10	\$685,000	\$685,000	\$920,000	134.31%	\$502,200	1.83
19	67 Beverly Road	SplitLev	4	2.1	23	\$849,900	\$849,900	\$950,000	111.78%	\$652,400	1.46
20	68 Sherwood Road	SplitLev	3	2.1	11	\$799,000	\$799,000	\$999,999	125.16%	\$587,400	1.70



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21	20 Shunpike Road	Colonial	4	3.0	25	\$999,000	\$999,000	\$1,200,000	120.12%	\$859,700	1.40
22	2 Bernadette Court	Colonial	4	2.1	13	\$1,199,000	\$1,199,000	\$1,275,000	106.34%	\$1,018,700	1.25
23	7 Madden Court	Colonial	5	3.1	1	\$1,385,000	\$1,385,000	\$1,385,000	100.00%	\$1,056,100	1.31
24	16 Fernhill Road	Colonial	4	3.1	12	\$1,495,000	\$1,495,000	\$1,716,000	114.78%	\$914,100	1.88
AVERAGE					16	\$753,271	\$752,088	\$822,458	109.16%		1.41

"Active" Listings in Springfield

Number of Units: 14
Average List Price: \$648,264
Average Days on Market: 32

"Under Contract" Listings in Springfield

Number of Units: 23
Average List Price: \$621,317
Average Days on Market: 20



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	16							18
List Price	\$579,433	\$589,500	\$764,863	\$584,580	\$633,733	\$752,088							\$682,410
Sales Price	\$609,667	\$582,000	\$840,956	\$613,000	\$678,933	\$822,458							\$735,979
SP:LP%	105.05%	98.70%	109.17%	104.70%	106.53%	109.16%							107.26%
SP to AV	1.28	1.16	1.29	1.43	1.39	1.41							1.37
# Units Sold	9	2	8	5	15	24							63
3 Mo Rate of Ab	0.77	1.74	2.00	4.00	1.89	1.10							1.92
Active Listings	8	8	12	15	17	14							12
Under Contracts	4	12	20	34	35	23							21

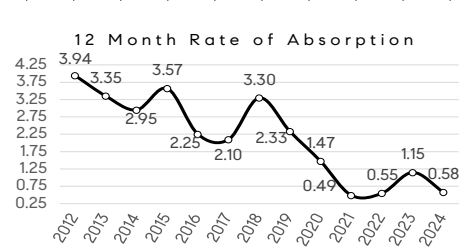
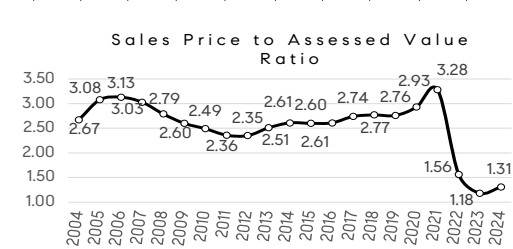
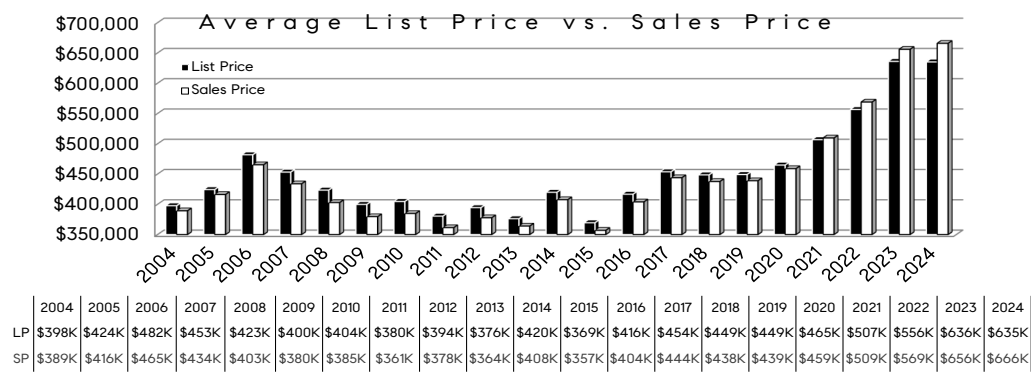
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	18	-26.81%
Sales Price	\$638,205	\$735,979	15.32%
LP:SP	105.44%	107.26%	1.73%
SP:AV	1.28	1.37	7.40%



YTD	2024	2025	% Change
# Units Sold	67	63	-5.97%
Rate of Ab 3 Mo	1.47	1.92	30.24%
Actives	14	12	-12.94%
Under Contracts	22	21	-2.29%

Springfield Yearly Market Trends



Data only available until 2012

Springfield Yearly Market Trends

