

Springfield

July 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 BA U12	OneFloor	1	1.0	35	\$265,000	\$265,000	\$285,500	107.74%	\$191,100	1.49
2	55A Troy Drive	OneFloor	1	1.0	9	\$259,000	\$259,000	\$290,000	111.97%	\$233,700	1.24
3	88A Troy Drive	OneFloor	2	1.0	24	\$349,000	\$349,000	\$367,000	105.16%	\$258,300	1.42
4	11 Essex Road	SplitLev	3	2.0	17	\$639,000	\$639,000	\$600,000	93.90%	\$490,600	1.22
5	33 Warwick Circle	Ranch	3	2.0	27	\$679,900	\$629,000	\$646,000	102.70%	\$636,600	1.01
6	297 Northview Terrace	Ranch	2	2.0	15	\$599,000	\$599,000	\$662,500	110.60%	\$499,400	1.33
7	99 Mapes Avenue	SplitLev	3	1.1	8	\$599,000	\$599,000	\$683,000	114.02%	\$433,300	1.58
8	301 Park Place	TwEndUn	3	2.1	10	\$639,000	\$639,000	\$732,800	114.68%	\$454,100	1.61
9	70 High Point Drive	Ranch	3	2.1	11	\$724,900	\$724,900	\$775,000	106.91%	\$610,100	1.27
10	33 Christy Lane	SplitLev	4	2.1	9	\$725,000	\$725,000	\$839,000	115.72%	\$617,000	1.36
11	524 Ashwood Road	Custom	5	3.2	21	\$1,285,000	\$1,285,000	\$1,300,000	101.17%	Renovated	
12	534 Ashwood Road	Colonial	5	5.1	20	\$1,299,000	\$1,299,000	\$1,310,000	100.85%	\$984,200	1.33
AVERAGE					17	\$671,900	\$667,658	\$707,567	107.12%		1.35

"Active" Listings in Springfield

Number of Units: 22
Average List Price: \$600,118
Average Days on Market: 25

"Under Contract" Listings in Springfield

Number of Units: 25
Average List Price: \$651,048
Average Days on Market: 29



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	17						18
List Price	\$579,433	\$589,500	\$764,863	\$584,580	\$633,733	\$752,088	\$667,658						\$680,049
Sales Price	\$609,667	\$582,000	\$840,956	\$613,000	\$678,933	\$822,458	\$707,567						\$731,433
SP:LP%	105.05%	98.70%	109.17%	104.70%	106.53%	109.16%	107.12%						107.24%
SP to AV	1.28	1.16	1.29	1.43	1.39	1.41	1.35						1.37
# Units Sold	9	2	8	5	15	24	12						75
3 Mo Rate of Ab	0.77	1.74	2.00	4.00	1.89	1.10	1.38						1.84
Active Listings	8	8	12	15	17	14	22						14
Under Contracts	4	12	20	34	35	23	25						22

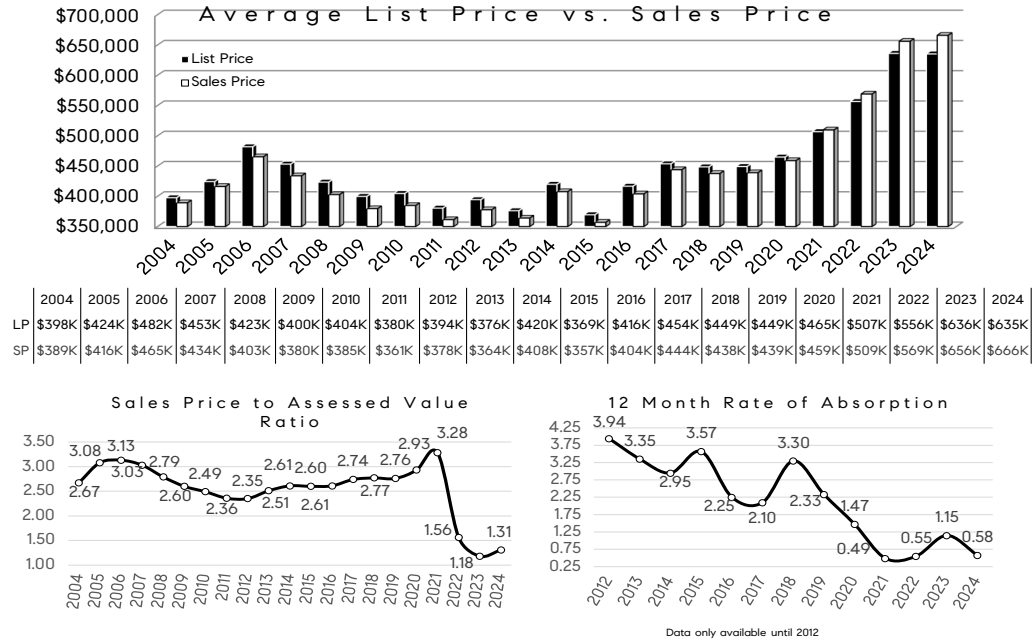
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	18	-26.50%
Sales Price	\$665,727	\$731,433	9.87%
LP:SP	105.54%	107.24%	1.61%
SP:AV	1.29	1.37	6.13%



YTD	2024	2025	% Change
# Units Sold	85	75	-11.76%
Rate of Ab 3 Mo	1.40	1.84	31.56%
Actives	14	14	-3.03%
Under Contracts	23	22	-5.56%

Springfield Yearly Market Trends



Springfield Yearly Market Trends

