

Springfield

Springfield 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	86D Troy Drive	OneFloor	1	1.0	15	\$249,000	\$249,000	\$280,000	112.45%	\$226,600	1.24
2	48D Troy Drive	OneFloor	1	1.0	22	\$249,000	\$249,000	\$306,000	122.89%	\$227,000	1.35
3	17A Troy Drive	MultiFlr	2	2.1	14	\$479,900	\$479,900	\$479,900	100.00%	\$321,200	1.49
4	136 Tooker Avenue	RanchRas	3	2.0	20	\$450,000	\$450,000	\$555,000	123.33%	\$390,300	1.42
5	13 Remer Avenue	Colonial	3	1.1	22	\$569,000	\$569,000	\$570,500	100.26%	\$435,000	1.31
6	75 Madison Terrace	CapeCod	4	2.0	55	\$615,000	\$599,000	\$599,000	100.00%	\$433,600	1.38
7	46 Hemlock Terrace	SplitLev	4	1.1	17	\$649,000	\$649,000	\$610,000	93.99%	\$653,100	0.93
8	525 Ashwood Road	SplitLev	3	1.1	13	\$599,000	\$599,000	\$620,000	103.51%	\$531,300	1.17
9	603 Park Place	TwnIntUn	3	2.1	14	\$535,000	\$535,000	\$670,000	125.23%	\$431,000	1.55
10	2507 Park Place	TwnEndUn	2	2.1	18	\$599,999	\$599,999	\$685,000	114.17%	\$438,900	1.56
11	4 Alvin Terrace	Bi-Level	6	2.1	25	\$689,900	\$689,900	\$715,000	103.64%	\$509,600	1.40
12	10 Outlook Way	Custom	3	2.1	16	\$925,000	\$925,000	\$945,000	102.16%	\$649,100	1.46
13	6 Sharon Road	SplitLev	4	3.0	8	\$899,000	\$899,000	\$969,540	107.85%	\$631,500	1.54
14	64 Highlands Avenue	Ranch	3	2.1	19	\$799,900	\$799,900	\$1,025,000	128.14%	\$621,300	1.65
AVERAGE					20	\$593,479	\$592,336	\$644,996	109.83%		1.39

"Active" Listings in Springfield

Number of Units: 21
Average List Price: \$655,124
Average Days on Market: 34

"Under Contract" Listings in Springfield

Number of Units: 22
Average List Price: \$706,536
Average Days on Market: 25



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	37	20				21
List Price	\$579,433	\$589,500	\$764,863	\$584,580	\$633,733	\$752,088	\$667,658	\$633,129	\$592,336				\$660,940
Sales Price	\$609,667	\$582,000	\$840,956	\$613,000	\$678,933	\$822,458	\$707,567	\$649,878	\$644,996				\$706,937
SP:LP%	105.05%	98.70%	109.17%	104.70%	106.53%	109.16%	107.12%	102.42%	109.83%				106.81%
SP to AV	1.28	1.16	1.29	1.43	1.39	1.41	1.35	1.37	1.39				1.37
# Units Sold	9	2	8	5	15	24	12	17	14				106
3 Mo Rate of Ab	0.77	1.74	2.00	4.00	1.89	1.10	1.38	0.89	1.57				1.70
Active Listings	8	8	12	15	17	14	22	17	21				15
Under Contracts	4	12	20	34	35	23	25	21	22				22

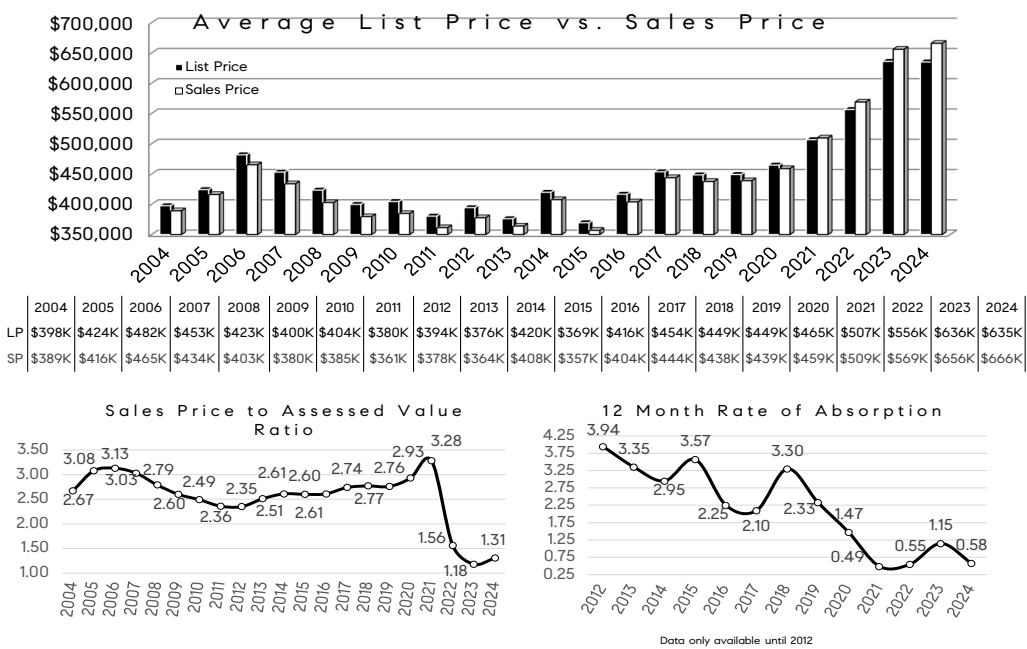
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	24	21	-10.78%
Sales Price	\$674,218	\$706,937	4.85%
LP:SP	105.37%	106.81%	1.36%
SP:AV	1.31	1.37	4.62%



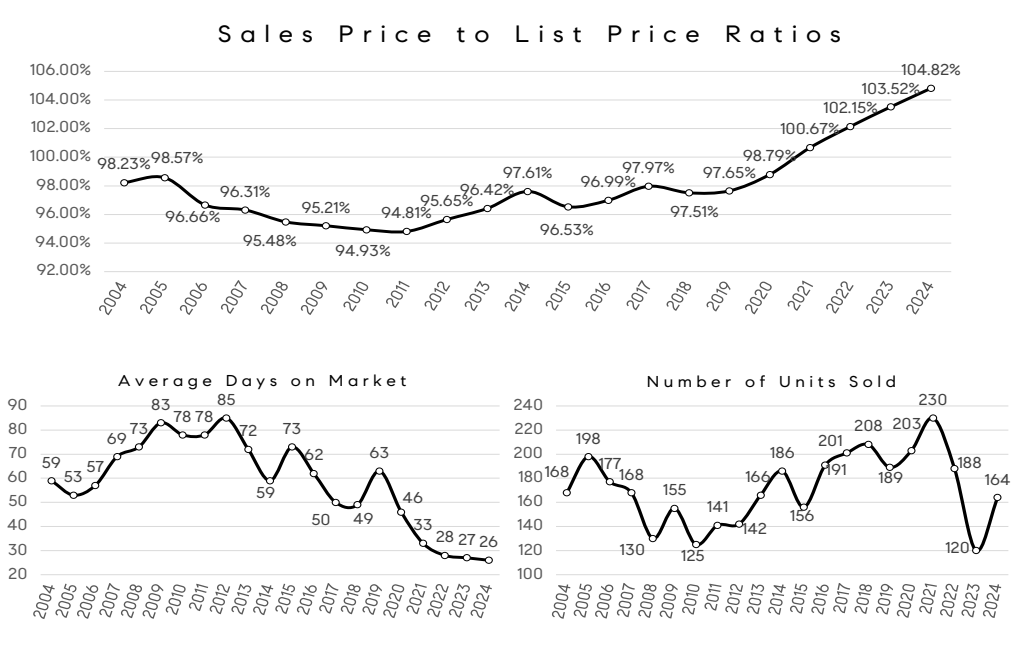
YTD	2024	2025	% Change
# Units Sold	125	106	-15.20%
Rate of Ab 3 Mo	1.27	1.70	34.21%
Actives	15	15	0.00%
Under Contracts	23	22	-4.35%

Springfield Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.