

Springfield

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	799 Mountain Avenue Unit D	OneFloor	2	1.0	44	\$349,000	\$349,000	\$330,000	94.56%	\$232,400	1.42
2	88D Troy Drive	OneFloor	2	1.0	30	\$342,000	\$342,000	\$345,000	100.88%	\$266,200	1.30
3	110 Baltusrol Way	CapeCod	3	1.0	10	\$499,000	\$499,000	\$540,000	108.22%	\$426,200	1.27
4	3211 Park Place	TwnIntUn	3	2.1	23	\$599,999	\$599,999	\$590,000	98.33%	\$405,300	1.46
5	120 S Maple Avenue	CapeCod	4	1.1	9	\$569,900	\$569,900	\$593,000	104.05%	\$449,500	1.32
6	33 Country Club Lane	Colonial	5	2.0	61	\$649,000	\$599,999	\$600,000	100.00%	\$515,900	1.16
7	359 Mountain Avenue	CapeCod	4	1.1	17	\$649,000	\$649,000	\$675,000	104.01%	\$455,100	1.48
8	36 Woodcrest Circle	CapeCod	4	2.1	41	\$719,888	\$719,888	\$719,888	100.00%	\$561,300	1.28
9	380 Meisel Avenue	SplitLev	4	2.1	15	\$799,000	\$799,000	\$835,000	104.51%	\$561,100	1.49
10	296 Northview Terrace	Ranch	3	2.1	13	\$750,000	\$750,000	\$850,000	113.33%	\$566,200	1.50
11	108 Briar Hills Circle	SplitLev	4	2.0	15	\$849,000	\$849,000	\$860,000	101.30%	\$514,300	1.67
12	11 Sherwood Road	Colonial	5	3.1	21	\$1,099,000	\$1,099,000	\$1,110,000	101.00%	\$745,600	1.49
13	23 Oak Ridge	Custom	6	5.1	20	\$1,850,000	\$1,850,000	\$1,875,000	101.35%	\$1,215,000	1.54
AVERAGE					25	\$748,061	\$744,291	\$763,299	102.43%		1.41

"Active" Listings in Springfield

Number of Units: 20
Average List Price: \$644,435
Average Days on Market: 51

"Under Contract" Listings in Springfield

Number of Units: 26
Average List Price: \$684,538
Average Days on Market: 23



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	25			22
List Price	\$579,433	\$589,500	\$764,863	\$584,580	\$633,733	\$752,088	\$667,658	\$633,129	\$592,336	\$744,291			\$670,045
Sales Price	\$609,667	\$582,000	\$840,956	\$613,000	\$678,933	\$822,458	\$707,567	\$649,878	\$644,996	\$763,299			\$713,094
SP:LP%	105.05%	98.70%	109.17%	104.70%	106.53%	109.16%	107.12%	102.42%	109.83%	102.43%			106.33%
SP to AV	1.28	1.16	1.29	1.43	1.39	1.41	1.35	1.37	1.39	1.41			1.37
# Units Sold	9	2	8	5	15	24	12	17	14	13			119
3 Mo Rate of Ab	0.77	1.74	2.00	4.00	1.89	1.10	1.38	0.89	1.57	1.50			1.68
Active Listings	8	8	12	15	17	14	22	17	21	20			15
Under Contracts	4	12	20	34	35	23	25	21	22	26			22

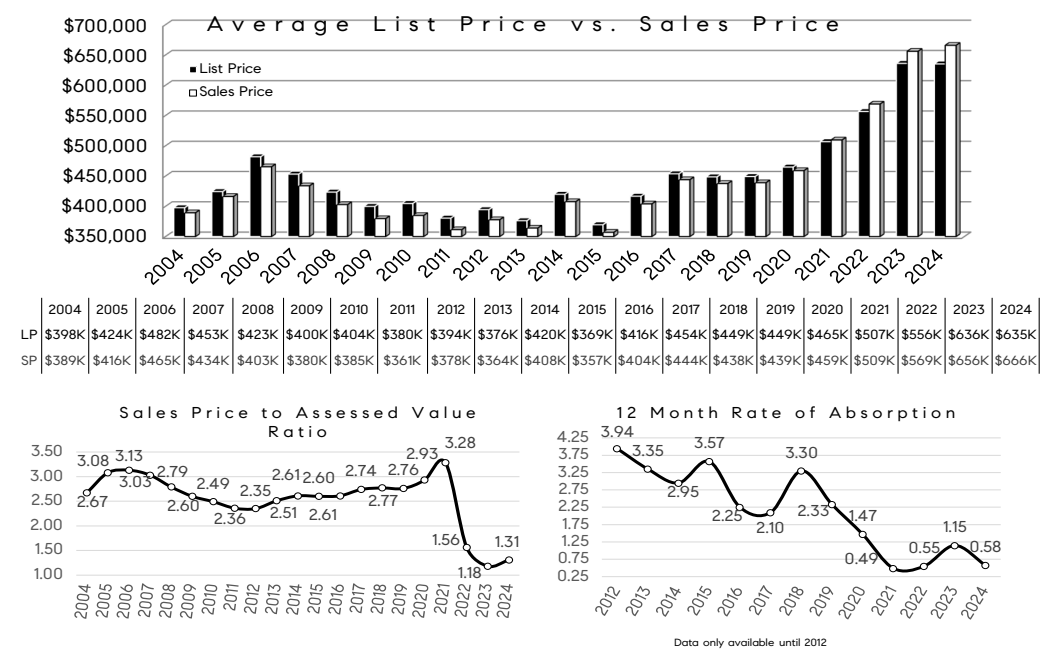
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	24	22	-9.89%
Sales Price	\$675,855	\$713,094	5.51%
LP:SP	105.26%	106.33%	1.01%
SP:AV	1.31	1.37	5.17%



YTD	2024	2025	% Change
# Units Sold	133	119	-10.53%
Rate of Ab 3 Mo	1.25	1.68	34.40%
Actives	15	15	0.00%
Under Contracts	23	22	-4.35%

Springfield Yearly Market Trends



Springfield Yearly Market Trends

