

Springfield

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19 Warner Avenue	CapeCod	3	2.0	19	\$579,000	\$579,000	\$620,000	107.08%	\$411,000	1.51
2	35 S Derby Road	SplitLev	3	2.1	20	\$599,000	\$599,000	\$670,000	111.85%	\$573,600	1.17
3	170 Short Hills Avenue	Colonial	3	2.0	10	\$625,000	\$625,000	\$710,000	113.60%	\$524,400	1.35
4	1102 Park Place	TwnIntUn	2	3.1	11	\$679,900	\$679,900	\$725,000	106.63%	\$435,600	1.66
5	17 Evergreen Avenue	Bi-Level	5	3.1	20	\$775,000	\$775,000	\$785,000	101.29%	\$643,200	1.22
6	2 S Audlen Terrace	RanchExp	4	3.1	46	\$899,000	\$824,900	\$850,000	103.04%	\$711,400	1.19
7	986 Chimney Ridge Drive	Colonial	4	2.1	7	\$1,250,000	\$1,250,000	\$1,320,000	105.60%	\$772,100	1.71
AVERAGE					19	\$772,414	\$761,829	\$811,429	107.01%		1.40

"Active" Listings in Springfield

Number of Units: 9
 Average List Price: \$561,544
 Average Days on Market: 75

"Under Contract" Listings in Springfield

Number of Units: 13
 Average List Price: \$621,061
 Average Days on Market: 54

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	50	19											35
List Price	\$608,128	\$761,829											\$684,979
Sales Price	\$606,129	\$811,429											\$708,779
SP:LP%	100.32%	107.01%											103.67%
SP to AV	1.36	1.40											1.38
# Units Sold	7	7											14
3 Mo Rate of Ab	1.10	1.04											1.07
Active Listings	10	9											10
Under Contracts	14	13											14

Flashback! YTD 2026 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	35	75.25%
Sales Price	\$604,636	\$708,779	17.22%
LP:SP	103.90%	103.67%	-0.22%
SP:AV	1.26	1.38	9.72%



YTD	2025	2026	% Change
# Units Sold	11	14	27.27%
Rate of Ab 3 Mo	1.26	1.07	-14.74%
Actives	8	10	18.75%
Under Contracts	8	14	68.75%

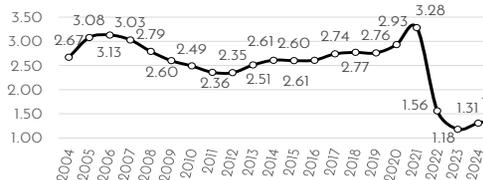
Springfield Yearly Market Trends



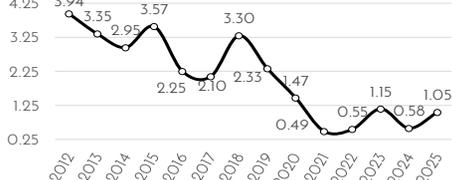
Springfield Yearly Market Trends



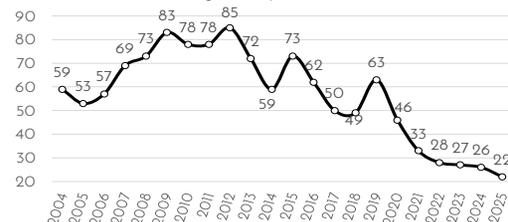
Sales Price to Assessed Value Ratio



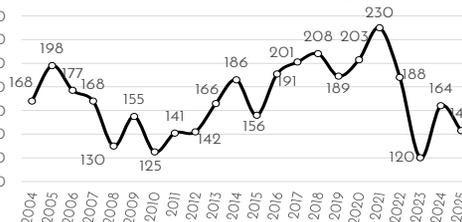
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



Data only available until 2012