

Springfield

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	300 Wilson Road U:24D	OneFloor	1	1.0	89	\$259,900	\$259,900	\$255,000	98.11%	\$211,500	1.21
2	445 Morris Avenue U:D11	OneFloor	1	1.0	62	\$275,000	\$275,000	\$260,000	94.55%	\$196,200	1.33
3	77B Troy Drive	OneFloor	1	1.0	18	\$299,000	\$299,000	\$300,000	100.33%	\$226,600	1.32
4	445 Morris Avenue U:4C	OneFloor	2	1.0	13	\$339,900	\$339,900	\$352,000	103.56%	\$240,100	1.47
5	238 Riverside Drive	CapeCod	4	2.0	46	\$449,900	\$449,900	\$500,000	111.14%	\$426,400	1.17
6	701 Mountain Avenue	FixrUppr	3	1.1	292	\$960,000	\$699,000	\$630,000	90.13%	\$450,700	1.40
7	3215 Park Place	TwndEndUn	3	2.1	12	\$639,000	\$639,000	\$700,000	109.55%	\$405,300	1.73
8	13 Evergreen Avenue	Bi-Level	4	3.0	30	\$765,000	\$765,000	\$770,000	100.65%	\$631,300	1.22
9	33 Springbrook Road	Colonial	4	1.1	49	\$849,000	\$849,000	\$840,000	98.94%	\$490,900	1.71
AVERAGE					68	\$537,411	\$508,411	\$511,889	100.77%		1.39

"Active" Listings in Springfield

Number of Units: 14
 Average List Price: \$642,636
 Average Days on Market: 32

"Under Contract" Listings in Springfield

Number of Units: 12
 Average List Price: \$708,833
 Average Days on Market: 50

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	68										48
List Price	\$608,128	\$761,829	\$508,411										\$615,887
Sales Price	\$606,129	\$811,429	\$511,889										\$631,735
SP:LP%	100.32%	107.01%	100.77%										102.53%
SP to AV	1.36	1.40	1.39										1.39
# Units Sold	7	7	9										23
3 Mo Rate of Ab	1.10	1.04	1.83										1.32
Active Listings	10	9	14										11
Under Contracts	14	13	12										13

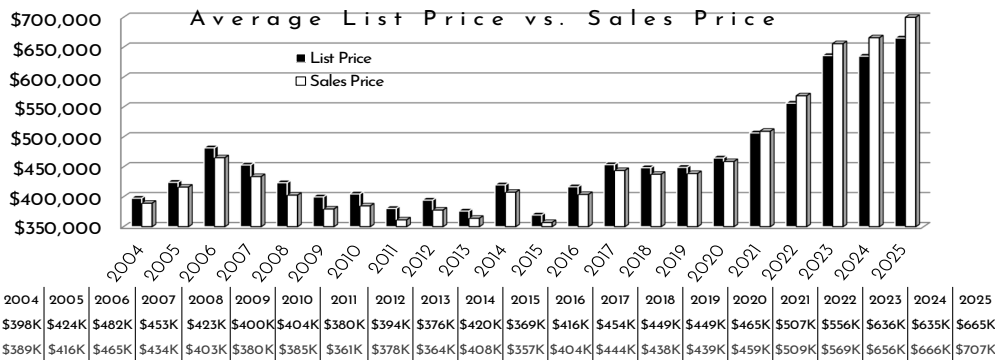
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	25	48	92.87%
Sales Price	\$704,139	\$631,735	-10.28%
LP:SP	106.11%	102.53%	-3.37%
SP:AV	1.27	1.39	9.20%



YTD	2025	2026	% Change
# Units Sold	19	23	21.05%
Rate of Ab 3 Mo	1.50	1.32	-11.97%
Actives	9	11	17.86%
Under Contracts	12	13	8.33%

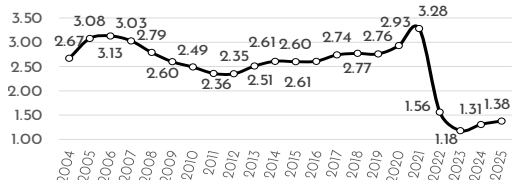
Springfield Yearly Market Trends



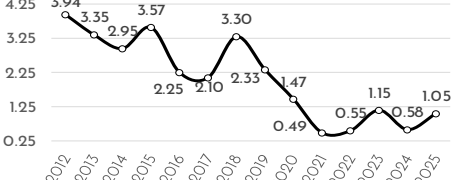
Springfield Yearly Market Trends



Sales Price to Assessed Value Ratio

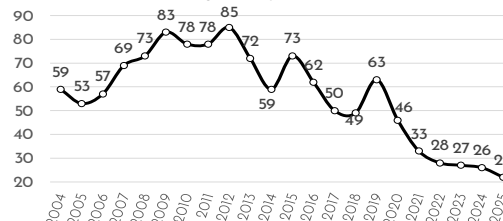


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

