

Springfield

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21A Troy Drive	OneFloor	1	1.0	41	\$300,000	\$300,000	\$300,000	100.00%	\$233,700	1.28
2	105D Troy Drive	MultiFlr	2	1.0	29	\$420,000	\$420,000	\$395,000	94.05%	No Data	
3	31B Troy Drive	TwndUn	2	2.1	12	\$485,000	\$485,000	\$505,000	104.12%	\$323,600	1.56
4	3701 Park Place	TwndUn	2	2.1	21	\$599,999	\$599,999	\$600,000	100.00%	\$382,000	1.57
5	24 Brook Street	Colonial	4	2.1	86	\$675,000	\$649,000	\$658,500	101.46%	\$506,800	1.30
6	606 Park Place	TwndUn	3	2.2	27	\$649,000	\$649,000	\$675,000	104.01%	\$438,300	1.54
7	706 Park Place	TwndUn	3	3.1	16	\$665,000	\$665,000	\$720,000	108.27%	\$454,500	1.58
8	474 Meisel Avenue	CapeCod	4	3.0	19	\$659,900	\$659,900	\$720,000	109.11%	Renovated	
9	11 Briar Hills Circle	SplitLev	4	1.1	23	\$749,000	\$749,000	\$765,000	102.14%	\$591,200	1.29
10	63 Ronald Terrace	Bi-Level	4	2.1	8	\$779,000	\$779,000	\$790,000	101.41%	\$636,300	1.24
11	14 Eton Place	SplitLev	4	2.1	25	\$879,900	\$879,900	\$845,000	96.03%	\$711,300	1.19
12	23 Shelley Road	SplitLev	3	2.1	12	\$825,000	\$825,000	\$882,500	106.97%	\$612,300	1.44
13	122 Kipling Avenue	Colonial	5	4.0	28	\$988,000	\$988,000	\$988,000	100.00%	\$632,900	1.56
14	70 Pitt Road	SplitLev	6	3.1	1	\$1,227,000	\$1,227,000	\$1,227,000	100.00%	\$685,100	1.79
15	28 Fernhill Road	Ranch	4	3.0	9	\$1,199,000	\$1,199,000	\$1,250,000	104.25%	\$791,100	1.58
16	71 Tree Top Drive	Colonial	4	2.1	8	\$1,175,000	\$1,175,000	\$1,340,000	114.04%	\$782,600	1.71
AVERAGE					23	\$767,237	\$765,612	\$791,313	102.87%		1.47

"Active" Listings in Springfield

Number of Units: 22
Average List Price: \$759,431
Average Days on Market: 42

"Under Contract" Listings in Springfield

Number of Units: 31
Average List Price: \$755,571
Average Days on Market: 21



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	68	15	21	23						33
List Price	\$608,128	\$761,829	\$508,411	\$634,000	\$657,486	\$653,461	\$765,612						\$665,110
Sales Price	\$606,129	\$811,429	\$511,889	\$627,571	\$671,429	\$670,154	\$791,313						\$680,766
SP:LP%	100.32%	107.01%	100.77%	98.97%	102.68%	102.27%	102.87%						102.25%
SP to AV	1.36	1.40	1.39	1.30	1.37	1.38	1.47						1.39
# Units Sold	7	7	9	7	14	13	16						73
3 Mo Rate of Ab	1.10	1.04	1.83	3.00	1.94	2.21	1.64						1.82
Active Listings	10	9	14	21	17	21	22						16
Under Contracts	14	13	12	20	25	30	31						21

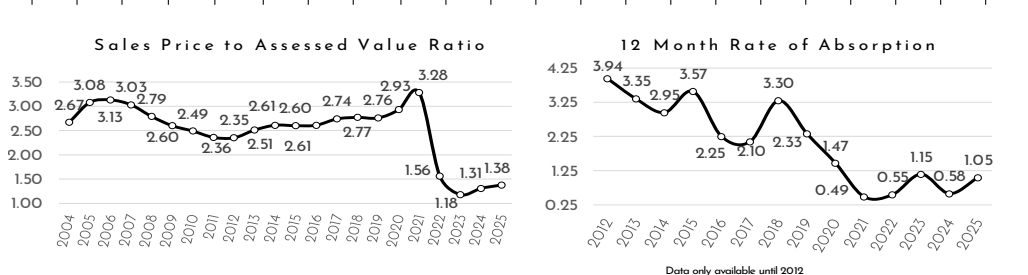
Flashback! YTD 2026 vs YTD 2026

YTD	2025	2026	% Change
DOM	18	33	82.93%
Sales Price	\$731,433	\$680,766	-6.93%
LP:SP	107.24%	102.25%	-4.65%
SP:AV	1.37	1.39	1.77%



YTD	2025	2026	% Change
# Units Sold	75	73	-2.67%
Rate of Ab 3 Mo	1.84	1.82	-0.93%
Actives	14	16	18.75%
Under Contracts	22	21	-5.23%

Springfield Yearly Market Trends



Springfield Yearly Market Trends

