

Springfield

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	64B Troy Drive	OneFloor	1	1.0	8	\$299,900	\$299,900	\$305,000	101.70%	\$226,600	1.35
2	180 Milltown Road	CapeCod	4	1.1	10	\$479,000	\$479,000	\$535,250	111.74%	\$483,700	1.11
3	121 Meisel Avenue	Colonial	4	3.0	23	\$625,000	\$625,000	\$618,000	98.88%	\$444,500	1.39
4	12 Remer Avenue	Colonial	3	1.1	16	\$629,000	\$629,000	\$645,000	102.54%	\$410,800	1.57
5	2103 Park Place	TwnIntUn	3	3.1	10	\$650,000	\$650,000	\$700,000	107.69%	\$457,600	1.53
6	179 Baltusrol Avenue	CapeCod	3	2.0	7	\$599,000	\$599,000	\$715,000	119.37%	\$443,000	1.61
7	156 Wentz Avenue	SplitLev	3	2.1	45	\$749,000	\$749,000	\$750,000	100.13%	\$523,500	1.43
8	17 Tooker Place	Colonial	4	3.0	14	\$679,000	\$679,000	\$765,000	112.67%	\$516,800	1.48
9	23 Smithfield Drive	SplitLev	4	2.1	44	\$799,900	\$799,900	\$800,000	100.01%	\$611,300	1.31
10	85 Redwood Road	SplitLev	4	2.1	12	\$795,000	\$795,000	\$800,000	100.63%	\$612,800	1.31
11	14 Kemp Drive	SplitLev	4	2.1	10	\$749,000	\$749,000	\$802,000	107.08%	\$593,800	1.35
12	10 Ronald Terrace	Bi-Level	4	3.0	41	\$899,000	\$899,000	\$899,000	100.00%	\$707,700	1.27
13	50 Newbrook Lane	SplitLev	4	2.2	28	\$895,000	\$880,000	\$909,000	103.30%	\$646,900	1.41
14	5 Persimmon Way	Custom	4	3.0	25	\$1,075,000	\$949,000	\$999,999	105.37%	\$834,600	1.20
15	42 Evergreen Avenue	Custom	4	2.1	22	\$1,199,000	\$1,199,000	\$1,281,000	106.84%	\$901,200	1.42
16	63 Skylark Road	RanchExp	5	4.1	8	\$1,495,000	\$1,495,000	\$1,600,000	107.02%	\$858,800	1.86
AVERAGE					20	\$788,550	\$779,738	\$820,266	105.31%		1.41

"Active" Listings in Springfield

Number of Units: 17
Average List Price: \$751,569
Average Days on Market: 59

"Under Contract" Listings in Springfield

Number of Units: 28
Average List Price: \$688,843
Average Days on Market: 22



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	20					31
List Price	\$608,128	\$761,829	\$508,411	\$634,000	\$657,486	\$653,461	\$765,612	\$779,738					\$685,717
Sales Price	\$606,129	\$811,429	\$511,889	\$627,571	\$671,429	\$670,154	\$791,313	\$820,266					\$705,844
SP:LP%	100.32%	107.01%	100.77%	98.97%	102.68%	102.27%	102.87%	105.31%					102.80%
SP to AV	1.36	1.40	1.39	1.30	1.37	1.38	1.47	1.41					1.39
# Units Sold	7	7	9	7	14	13	16	16					89
3 Mo Rate of Ab	1.10	1.04	1.83	3.00	1.94	2.21	1.64	1.24					1.75
Active Listings	10	9	14	21	17	21	22	17					16
Under Contracts	14	13	12	20	25	30	31	28					22

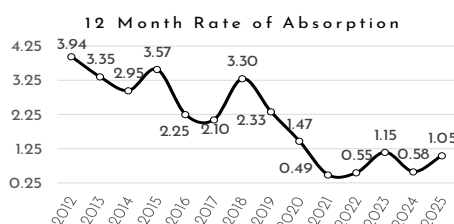
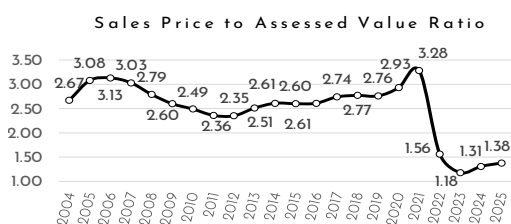
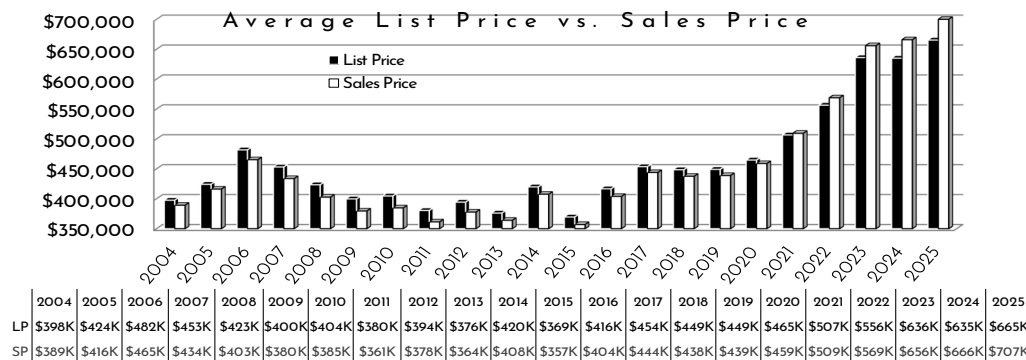
Flashback! YTD 2026 vs YTD 2026

YTD	2025	2026	% Change
DOM	22	31	42.31%
Sales Price	\$716,363	\$705,844	-1.47%
LP:SP	106.35%	102.80%	-3.34%
SP:AV	1.37	1.39	2.05%



YTD	2025	2026	% Change
# Units Sold	92	89	-3.26%
Rate of Ab 3 Mo	1.72	1.75	1.67%
Actives	14	16	15.93%
Under Contracts	22	22	0.00%

Springfield Yearly Market Trends



Data only available until 2012

Springfield Yearly Market Trends

