

Springfield

Community · NJ · New Jersey > Union County

BALANCED MARKET

\$655K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

186

SALES (12 MO)

\$655K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



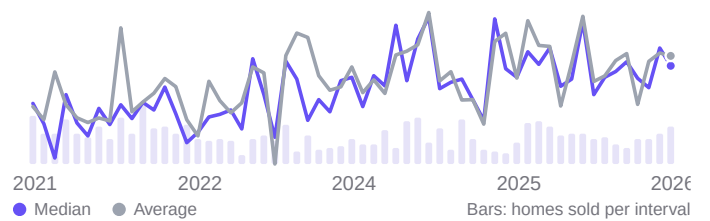
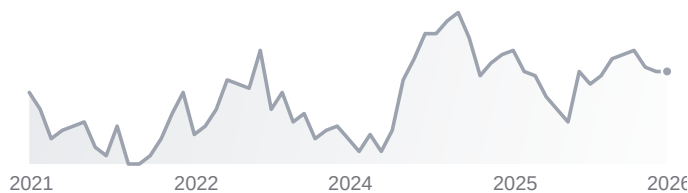
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$659K · Average \$687K

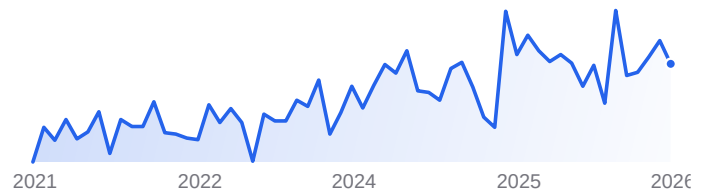
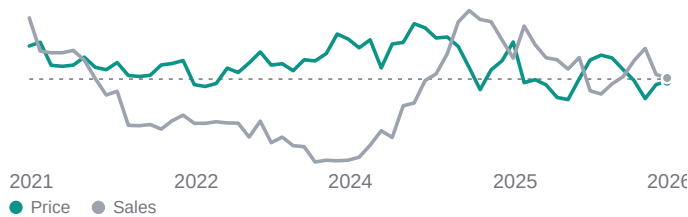


Growth (year over year)

Price -1.2% · Sales +0.5%

Price per square foot

\$377/ft²

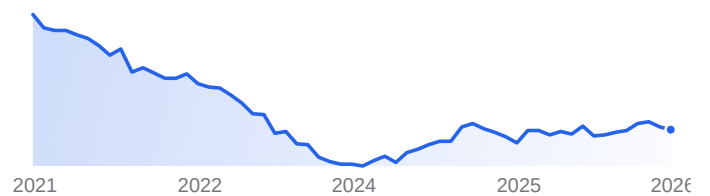


Sale premium vs estimated value

+1.4%

Annual turnover (share of homes sold)

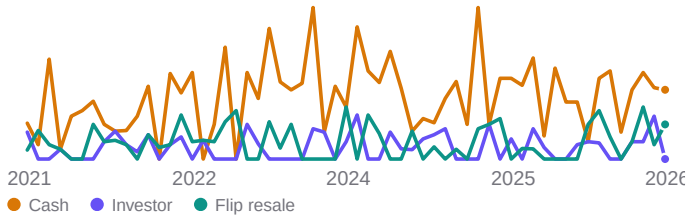
3.8%



BUYERS & OUTCOMES

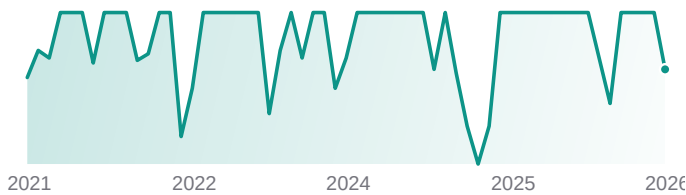
Buyer mix

Cash 29% · Investor 0% · Flip resale 14%



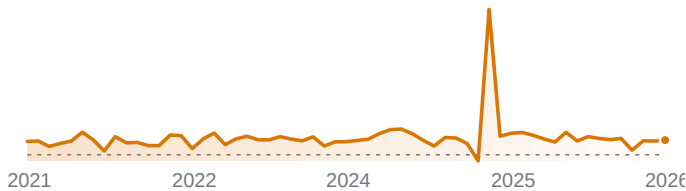
Sellers who sold at a gain

88%

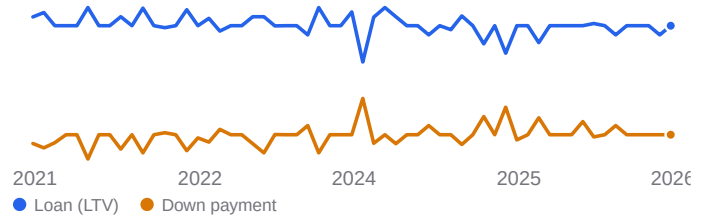


Median annualized return at resale

+4.7%

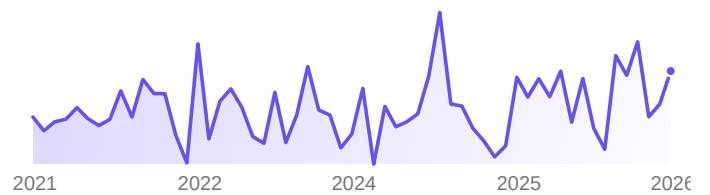


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



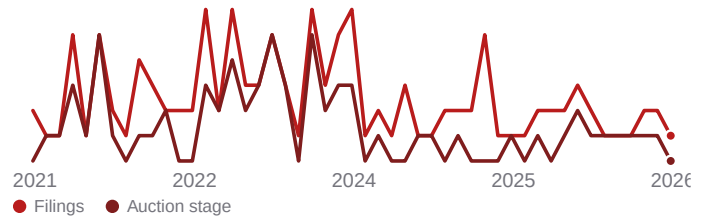
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,924
Median value (AVM)	\$655K
Median size	1,812 ft²
Median bedrooms	5
Median year built	1956
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.4%
Owner occupied	82%
Company owned	8.9%
Median loan-to-value	46%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	1,573
Density	4,055 / mi²
Median household income	\$167K
Average household income	\$216K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	107
Homes occupied	94%
Bachelor's or higher	55%
Poverty rate	3.6%
Unemployment	1.8%
Average temp	53°F
Annual precip	50 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.