

# Springfield February 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	75 Meckes St	Bi-Level	\$312,000	\$290,000	\$105,600	2/5/2010	141	92.95%	2.75
2	3312 Park Place	TwnIntUn	\$419,900	\$400,000	\$158,500	2/15/2010	26	95.26%	2.52
3	18 Woodcrest Cir	Ranch	\$355,000	\$335,000	\$125,200	2/19/2010	116	94.37%	2.68
4	137 Laurel Dr	SplitLev	\$409,800	\$390,000	\$198,300	2/19/2010	170	95.17%	1.97
5	5 Vista Way	Custom	\$625,000	\$525,000	\$318,100	2/23/2010	147	84.00%	1.65
6	53 Meckes St	SplitLev	\$324,900	\$325,000	\$113,500	2/26/2010	21	100.03%	2.86
AVERAGES			\$407,767	\$377,500			104	93.63%	2.40

**Average Days on Market** 104  
**Average List Price** \$407,767  
**Average Sales Price** \$377,500  
**% of List Price to Sales Price** 93.63%  
**Sales Price to Assessed Value Ratio** 2.40  
**# of Units for the Month** 6



RESIDENTIAL BROKERAGE



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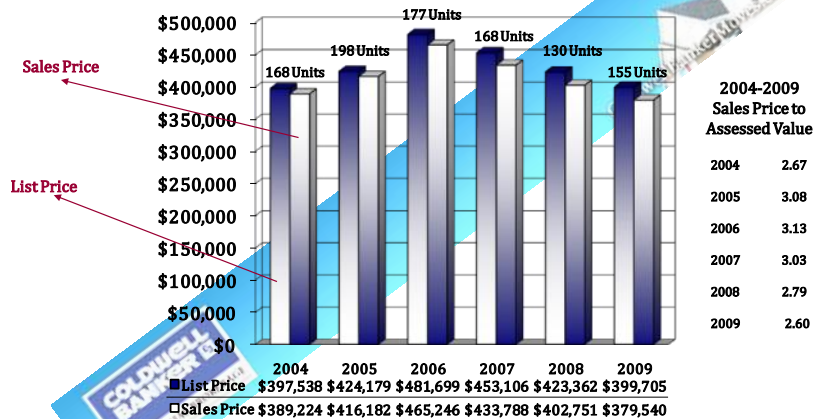
### Springfield 2010 Year to Date Market Trends

**FLASHBACK!!!!**  
**February 2010 YTD:**  
**AVG YTD Sales Price: \$378,767**  
**DOM: 78**  
**#Units YTD: 21**  
**SP:AV 2.67**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$322,657	\$407,767											\$361,938
Average Sales Price	\$309,321	\$377,500											\$340,788
Days on Market	75	104											88
% of List Price to Sales Price	96.22%	93.63%											95.03%
Sales Price to Assessed Value	2.66	2.40											2.54
# Units Sold	7	6											13

### Springfield Market Averages 2004-2009

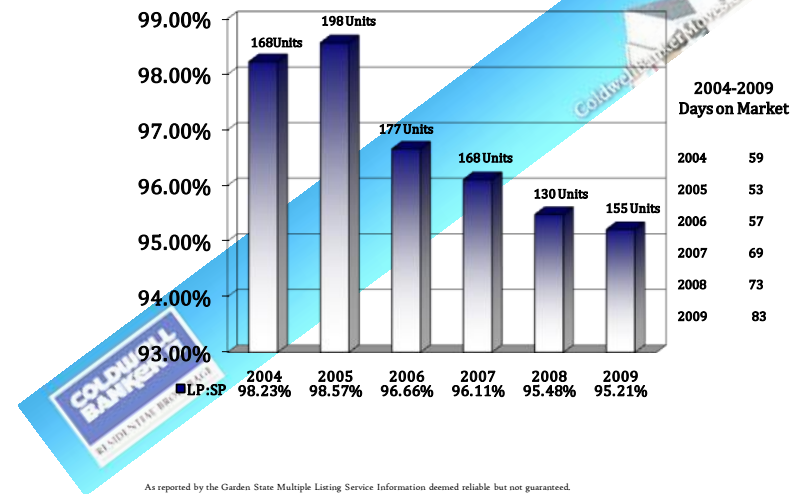
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.

### Springfield Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.