

# Springfield January 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	9-B Troy Drive	TwnEndUn	\$329,000	\$310,000	\$94,600	1/11/2010	50	94.22%	3.28
2	26 Christy Lane	SplitLev	\$479,000	\$430,000	\$193,500	1/11/2010	215	89.77%	2.22
3	1402 Park Place	TwnIntUn	\$419,900	\$412,000	\$143,200	1/25/2010	16	98.12%	2.88
4	224 Milltown Rd	CapeCod	\$298,900	\$298,350	\$127,700	1/26/2010	12	99.82%	2.34
5	190 Morris Ave	HighRi/OneFl	\$184,900	\$175,000	\$70,700	1/28/2010	153	94.65%	2.48
6	22A Troy Dr	FirstFlr	\$232,000	\$225,000	\$74,300	1/29/2010	55	96.98%	3.03
7	181 Hillside Ave	CapeCod	\$314,900	\$314,900	\$130,000	1/29/2010	26	100.00%	2.42
AVERAGES			\$322,657	\$309,321			75	96.22%	2.66

**Average Days on Market** 75  
**Average List Price** \$322,657  
**Average Sales Price** \$309,321  
**% of List Price to Sales Price** 96.22%  
**Sales Price to Assessed Value Ratio** 2.66  
**# of Units for the Month** 7



RESIDENTIAL BROKERAGE



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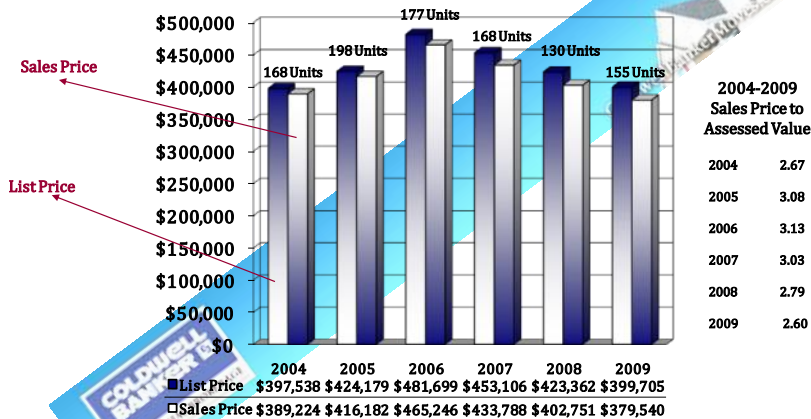
### Springfield 2010 Year to Date Market Trends

**FLASHBACK!!!!**  
**January 2010 YTD:**  
**AVG YTD Sales Price: \$382,110**  
**DOM: 95**  
**#Units YTD: 10**  
**SP:AV 2.65**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$322,657												\$322,657
Average Sales Price	\$309,321												\$309,321
Days on Market	75												75
% of List Price to Sales Price	96.22%												96.22%
Sales Price to Assessed Value	2.66												2.66
# Units Sold	7												7

### Springfield Market Averages 2004-2009

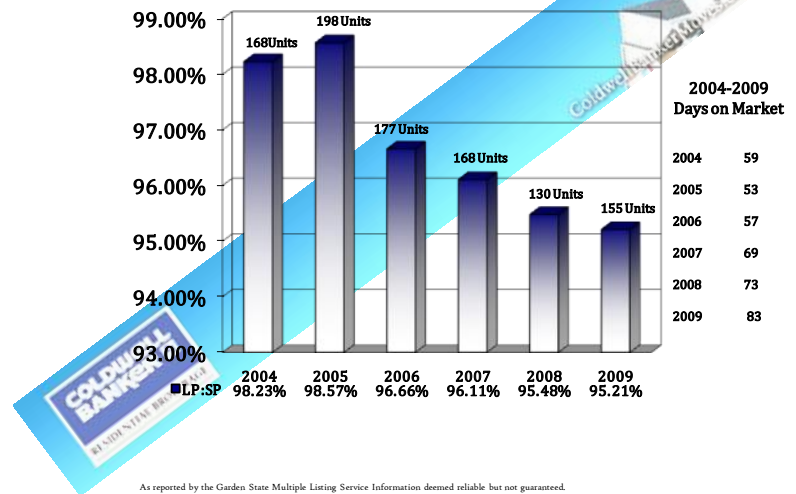
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.