



2010 YTD Real Estate Market Activity

Springfield October 2010

ColdwellBankerMoves.com

#	Property Address	Style	#BR	#BA	List Price (LP)	Sale Price (SP)	Total		DOM	SP:LP	SP:AV
							Assessed Value (AV)	Closed Date			
1	158 MEISEL AVE	Colonial	4	2.1	\$319,000	\$315,000	\$133,100	10/22/10	225	98.75%	2.37
2	1903 PARK PL	TwnIntUn	3	2.1	\$379,000	\$370,000	\$148,300	10/07/10	185	97.63%	2.49
3	21 CHRISTY LN	SplitLev	4	4	\$449,900	\$475,000	\$183,800	10/08/10	19	105.58%	2.58
4	210 HENSHAW AVE	Ranch	3	2	\$429,000	\$390,000	\$182,700	10/20/10	49	90.91%	2.13
5	22 REDWOOD RD	SplitLev	4	3	\$479,000	\$469,000	\$180,200	10/26/10	40	97.91%	2.60
6	41 FERNHILL RD	Bi-Level/Custom	4	3	\$425,000	\$382,000	\$237,100	10/15/10	130	89.88%	1.61
7	44 S MAPLE AVE	Colonial	3	1.1	\$369,900	\$349,000	\$164,300	10/29/10	174	94.35%	2.12
8	56 BRIAR HILLS CIR	SplitLev	4	2.1	\$449,000	\$435,000	\$190,300	10/28/10	99	96.88%	2.29
9	63 SKYLARK RD	Ranch	5	4.1	\$899,000	\$835,000	\$374,800	10/01/10	357	92.88%	2.23
10	823 S SPRINGFIELD AVE	TwnEndUn	3	2.1	\$379,000	\$350,000	\$132,800	10/14/10	304	92.35%	2.64
11	98 HENSHAW AVE	Colonial	3	2	\$362,900	\$342,000	\$136,900	10/12/10	52	94.24%	2.50
AVERAGES					\$449,155	\$428,364			149	95.58%	2.32

<i># of Units for the Month</i>	11
<i>Average List Price</i>	\$449,155
<i>Average Sale Price</i>	\$428,364
<i>% of Sale Price to List Price</i>	95.58%
<i>Average Days on Market</i>	149
<i>Sales Price to Assessed Value Ratio</i>	2.32



2010 YTD Real Estate Market Activity

Springfield
October 2010

ColdwellBankerMoves.com

Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
# Units Sold	7	6	5	15	14	12	11	11	8	11			100
Average List Price	\$322,657	\$407,767	\$534,200	\$391,180	\$405,200	\$419,342	\$374,327	\$440,636	\$336,588	\$449,155			\$408,105
Average Sale Price	\$309,321	\$377,500	\$503,320	\$383,927	\$386,921	\$411,242	\$355,364	\$419,364	\$322,419	\$428,364			\$389,774
% of Sale Price to List Price	96.22%	93.63%	94.15%	98.45%	95.43%	97.65%	94.20%	94.19%	95.39%	95.58%			95.49%
Days on Market	75	104	104	75	61	64	60	56	43	149			79
Sale Price to Assessed Value	2.66	2.4	2.41	2.62	2.58	2.64	2.49	2.46	2.56	2.32			2.51

