

# Springfield July 2011 Market Activity

The average Realtor sells a home every 73\* days. I sell one every 6 days. Call me today to find out how I can do that for you.

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Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
73 Meckes Street	Bungalow	4	2	1	\$70,000	\$73,000	\$59,000	104.29%	123.73%	16
78-A Troy Drive Bldg. 18	OneFloor	3	1	1	\$181,900	\$175,000	\$66,000	96.21%	265.15%	85
445 Morris Avenue	OneFloor	4	1	1	\$189,000	\$182,000	\$57,300	96.30%	317.63%	94
24C Troy Drive Bldg. 24	FirstFlr	4	2	1	\$209,900	\$195,000	\$74,300	92.90%	262.45%	61
54 Wentz Avenue	SplitLev	7	3	2	\$275,000	\$280,000	\$137,200	101.82%	204.08%	14
60 Shunpike Road	RanchRas	8	3	1	\$329,000	\$307,000	\$155,600	93.31%	197.30%	7
11 Cambridge Terrace	Ranch	8	3	1	\$339,500	\$330,000	\$118,100	97.20%	279.42%	20
275 Northview Terrace	SplitLev	7	3	2	\$349,999	\$360,000	\$170,800	102.86%	210.77%	18
172 Pitt Road	Ranch	6	2	2	\$369,900	\$370,000	\$136,100	100.03%	271.86%	32
14 Joanne Way	SplitLev	9	5	2	\$374,900	\$367,500	\$156,900	98.03%	234.23%	22
169 South Springfield Avenue	CapeCod	8	4	2	\$379,000	\$370,000	\$143,100	97.63%	258.56%	18
129 Miesel Avenue	Colonial	8	3	2	\$389,000	\$335,000	\$143,600	86.12%	233.29%	30
45 Janet Lance	SplitLev	8	4	2	\$400,000	\$360,000	\$183,000	90.00%	196.72%	14
22 Hemlock Terrace	SplitLev	8	4	2	\$439,900	\$430,000	\$183,900	97.75%	233.82%	117
94 Colfax Road	Colonial	7	3	2	\$449,000	\$449,000	\$159,600	100.00%	281.33%	39
18 High Point Drive	Custom	9	4	3	\$449,900	\$415,000	\$248,900	92.24%	166.73%	15
1510 Park Place	TwEndUn	8	2	3	\$456,000	\$420,000	\$141,400	92.11%	297.03%	551
10 Littlebrook Road	RanchRas	8	4	2	\$467,500	\$430,000	\$198,000	91.98%	217.17%	8
14 Pitt Road	SplitLev	8	3	2	\$489,900	\$472,500	\$132,200	96.45%	357.41%	122
23 Archbridge Lane	SplitLev	8	3	2	\$499,900	\$475,000	\$191,300	95.02%	248.30%	35
179 Newbrook Lane	Cust/Split	10	5	2	\$549,999	\$549,999	\$274,800	100.00%	200.15%	76
24 Gregory Lane	Colonial	9	4	2	\$579,999	\$545,000	\$245,300	93.97%	222.18%	80
<b>AVERAGES</b>		<b>7</b>	<b>3</b>	<b>2</b>	<b>\$374,509</b>	<b>\$358,682</b>		<b>96.19%</b>	<b>239.97%</b>	<b>67</b>



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Average Days on Market	<b>67</b>
Average List Price	<b>\$374,509</b>
Average Sales Price	<b>\$358.682</b>
% of List Price to Sales Price	<b>96.19%</b>
Sales Price to Assessed Value Ratio	<b>239.97%</b>
# of Sold Homes for the Month	<b>22</b>

\*Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed\*

If you are currently listed with another broker please do not consider this a solicitation of your home.

\*The average number of homes Realtors sold was provided by a NAR 2009 report