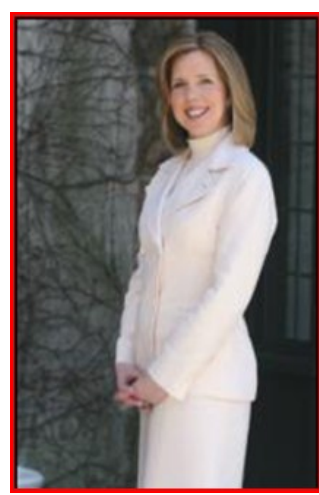




## Springfield **April 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	69B Troy Drive Bldg 9	OneFloor	\$205000	\$205000	\$75700	4/27/2010	51	100%	2.71
2	24-D Troy Drive Bldg 23	OneFloor	\$229000	\$234000	\$78900	4/14/2010	171	102.18%	2.97
3	557 S Springfield Avenue	TwnIntUn	\$269500	\$262500	\$93600	4/1/2010	26	97.40%	2.8
4	45 Colonial Terrace	CapeCod	\$299000	\$300000	\$125000	4/2/2010	17	100.33%	2.4
5	810 S Springfield Avenue	Bi-Level	\$311900	\$312000	\$186800	4/27/2010	37	100.03%	1.67
6	154 Hawthorn Avenue	Ranch	\$325000	\$300000	\$107200	4/2/2010	65	92.30%	2.8
7	4 Garden Oval	SplitLev	\$384900	\$391500	\$145300	4/9/2010	10	101.71%	2.69
8	906 Park Place	TwnIntUn	\$399000	\$385000	\$143200	4/30/2010	112	96.49%	2.69
9	94 Henshaw Avenue	Colonial	\$399000	\$399000	\$133600	4/23/2010	4	100%	2.99
10	268 Baltusrol Way	SplitLev	\$428500	\$436000	\$186800	4/21/2010	9	101.75%	2.33
11	3203 Park Place	TwnIntUn	\$429000	\$429000	\$172700	4/1/2010	201	100%	2.48
12	108 Edgewood Avenue	Custom	\$430000	\$410000	\$142100	4/13/2010	68	95.38%	2.89
13	166 Short Hills Avenue	CapeCod	\$459900	\$459900	\$143900	4/26/2010	24	100%	3.2
14	29 Sycamore Terrace	SplitLev	\$499000	\$460000	\$184000	4/1/2010	117	92.18%	2.5
15	148 Tree Top Drive	Colonial	\$799000	\$775000	\$349500	4/26/2010	214	96.99%	2.22
<b>AVERAGES</b>			<b>\$391180</b>	<b>\$383926</b>			<b>75</b>	<b>98.15%</b>	<b>2.62</b>



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<b>Average Days on Market</b>	<b>75</b>
<b>Average List Price</b>	<b>\$391,180</b>
<b>Average Sales Price</b>	<b>\$383,936</b>
<b>% of List Price to Sales Price</b>	<b>98.15%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>2.62</b>
<b># of Units for the Month</b>	<b>15</b>