



Springfield **May 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	75B Troy Dr Bldg 10	OneFloor	\$208900	\$182000	\$66000	5/27/2010	13	87.12%	2.75
2	81 Cain Street	Colonial	\$299000	\$290000	\$121500	5/21/2010	60	96.98%	2.38
3	34 Battle Hill Avenue	Colonial	\$299000	\$299000	\$119900	5/20/2010	11	1%	2.49
4	42 Edgewood Avenue	SplitLev	\$315000	\$312000	\$133500	5/20/2010	45	99.04%	2.33
5	23 Brook Street	Colonial	\$347500	\$318000	\$94900	5/6/2010	49	91.51%	3.35
6	2 Perry Place	Colonial	\$379000	\$380000	\$121800	5/28/2010	92	100.26%	3.11
7	23 Sherwood Road	SplitLev	\$379000	\$360000	\$163800	5/28/2010	40	94.98%	2.19
8	14 Tooker Avenue	CapeCod	\$395000	\$375000	\$152000	5/10/2010	128	94.93%	2.46
9	256 Short Hills Avenue	Victrian	\$439000	\$434000	\$133100	5/28/2010	23	98.86%	3.26
10	17 Ruby Street	Bi-Level	\$449000	\$436888	\$398000	5/24/2010	134	97.30%	1.09
11	1901 Park Place	TwndEndUn	\$457500	\$415000	\$162000	5/14/2010	176	90.71%	2.56
12	86 Redwood Road	SplitLev	\$530000	\$515000	\$226500	5/18/2010	21	97.17%	2.27
13	65 Garden Oval	SplitLev	\$575900	\$525000	\$173700	5/27/2010	44	91.16%	3.02
14	82 Redwood Road	SplitLev	\$599000	\$575000	\$202400	5/5/2010	15	95.99%	2.84
AVERAGES			\$405200	\$386920			61	95.48%	2.57



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Average Days on Market	61
Average List Price	\$405,200
Average Sales Price	\$386,920
% of List Price to Sales Price	95.48%
Sales Price to Assessed Value Ratio	2.57
# of Units for the Month	14