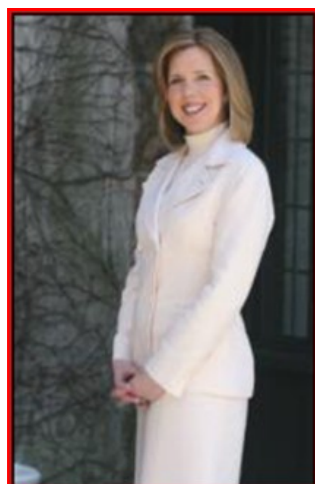




Springfield **August 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	190 Morris Avenue Unit 4E	OneFloor	\$150,000	\$120,000	\$59,900	08/12/2010	102	80.00%	2.00
2	61D Troy Drive Building 8	OneFloor	\$285,000	\$250,000	\$79,800	08/12/2010	82	87.72%	3.13
3	43 Kew Drive	CapeCod	\$309,000	\$300,000	\$140,800	08/31/2010	12	97.09%	2.13
4	100 S Maple Avenue	CapeCod	\$325,000	\$320,000	\$110,000	08/18/2010	31	98.46%	2.91
5	399 Meisel Avenue	SplitLev	\$387,000	\$382,000	\$154,800	08/31/2010	16	98.71%	2.47
6	39 Briar Hills Circle	SplitLev	\$429,000	\$410,000	\$154,900	08/20/2010	105	95.57%	2.65
7	7 Tower Drive	Colonial	\$439,000	\$416,000	\$160,600	08/30/2010	46	94.76%	2.59
8	7 Lenape Road	SplitLev	\$499,000	\$495,000	\$200,600	08/05/2010	2	99.20%	2.47
9	31 Green Hill Road	Custom	\$629,000	\$600,000	\$248,000	08/09/2010	92	95.39%	2.42
10	12 Kimberly Court	Colonial	\$695,000	\$640,000	\$314,000	08/02/2010	42	92.09%	2.04
11	112 Tree Top Drive	Colonial	\$700,000	\$680,000	\$307,200	08/11/2010	89	97.14%	2.21
AVERAGES			\$440,636	\$419,364			56	95.17%	2.46



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Average Days on Market	56
Average List Price	440,636
Average Sales Price	\$419,364
% of List Price to Sales Price	95.17%
Sales Price to Assessed Value Ratio	2.46
# of Units for the Month	11