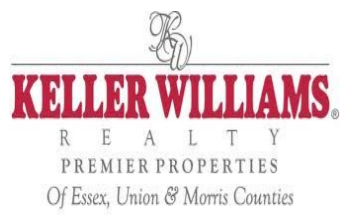




# Springfield **December 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	22 Colonial Terrace	Colonial	\$224,900	\$157,500	\$113,800	12/13/2010	167	70.03%	1.38
2	179 New Brook Lane	SplitLev	\$250,000	\$232,000	\$274,800	12/07/2010	34	92.80%	0.84
3	56 Troy Drive	OneFloor	\$250,000	\$206,000	\$103,800	12/09/2010	138	82.40%	1.98
4	29 Shunpike Road	RanchExp	\$299,000	\$255,000	\$141,500	12/16/2010	141	85.28%	1.80
5	90 Hillside Avenue	Ranch	\$309,000	\$290,000	\$111,000	12/09/2010	35	93.85%	2.61
6	95 Caldwell Place	Colonial	\$349,000	\$325,000	\$112,000	12/17/2010	19	93.12%	2.90
7	2 Prospect Place	CapeCod	\$349,500	\$340,500	\$138,300	12/13/2010	67	97.42%	2.46
8	68 Denham Road	CapeCod	\$399,000	\$388,500	\$148,900	12/08/2010	95	97.37%	2.61
9	76 Twin Oaks Oval	SplitLev	\$423,000	\$385,000	\$197,800	12/10/2010	104	91.02%	1.95
10	548 Mountain Avenue	Bi-Level	\$449,000	\$410,000	\$256,300	12/21/2010	184	91.31%	1.60
11	40 Green Hill Road	Bi-Level	\$549,000	\$505,000	\$242,400	12/01/2010	174	91.99%	2.08
12	299 Baltusrol Way	SplitLev	\$579,000	\$510,000	\$263,500	12/03/2010	60	88.08%	1.94
13	23 Skylark Road	Colonial	\$625,000	\$615,000	\$270,600	12/07/2010	9	98.40%	2.27
14	41 Laurel Drive	Colonial	\$999,000	\$930,000	\$358,400	12/21/2010	195	93.09%	2.59
<b>AVERAGES</b>			<b>\$432,457</b>	<b>\$396,393</b>			<b>102</b>	<b>91.66%</b>	<b>2.07</b>



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<b>Average Days on Market</b>	<b>102</b>
<b>Average List Price</b>	<b>\$432,457</b>
<b>Average Sales Price</b>	<b>\$396,393</b>
<b>% of List Price to Sales Price</b>	<b>91.66%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>2.07</b>
<b># of Units for the Month</b>	<b>14</b>