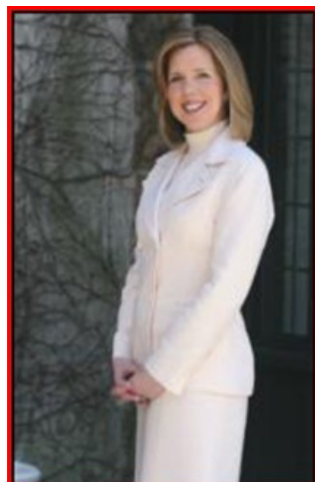




Springfield July 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	87A Troy Drive	FirstFlr	\$199,000	\$185,000	\$74,300	07/20/2010	95	92.96%	2.49
2	92B Troy Drive Building 16	OneFloor	\$209,000	\$214,000	\$77,200	07/06/2010	68	102.39%	2.77
3	14 Pitt Road	SplitLev	\$259,900	\$250,000	\$132,200	07/02/2010	29	96.19%	1.89
4	26 Cambridge Terrace	Ranch	\$287,900	\$225,000	\$126,800	07/16/2010	29	78.15%	1.77
5	67 Tooker Avenue	Colonial	\$349,000	\$349,000	\$152,800	07/07/2010	149	100.00%	2.28
6	13 Cottler Avenue	SplitLev	\$419,900	\$388,000	\$149,200	07/16/2010	77	92.40%	2.60
7	40 Diven Street	Bi-Level	\$469,000	\$440,000	\$130,000	07/19/2010	50	93.82%	3.38
8	23 Archbridge Lane	SplitLev	\$494,900	\$475,000	\$191,300	07/26/2010	18	95.98%	2.48
9	6 Clearview Road	Colonial	\$749,000	\$737,000	\$331,800	07/06/2010	22	98.40%	2.22
10	80B Troy Drive Building 17	OneFloor	205,000	180,000	\$66,000	07/29/2010	99	87.80%	2.73
11	52 Colfax Road	Colonial	\$475,000	\$466,000	\$168,800	07/30/2010	20	98.11%	2.76
AVERAGES			340,000	323,000			60	94.20%	2.49



The Maggee Miggin's Group
 973.376.8990-office
 973.879.9711-cell
maggee@migginsrealestate.com
www.maplewoodhousevalues.com
"Relax...You're with Maggee"

Average Days on Market 60
Average List Price \$340,000
Average Sales Price \$323,000
% of List Price to Sales Price 94.20%
Sales Price to Assessed Value Ratio 2.49
of Units for the Month 11