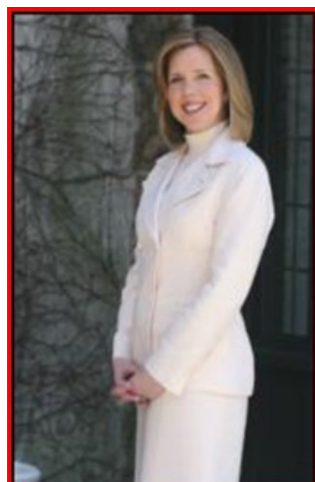




Springfield **November 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	7C Troy Dr Building 1	OneFloor	\$219,000	\$200,000	\$74,300	11/03/2010	86	91.32%	2.69
2	89 Meckes Street	Ranch	\$237,000	\$230,000	\$101,800	11/03/2010	232	97.05%	0.00
3	89 Remer Avenue	SplitLev	\$289,000	\$289,000	\$138,500	11/12/2010	118	100.00%	2.09
4	68 Lyons Place	Ranch	\$309,000	\$265,000	\$116,800	11/02/2010	60	85.76%	1.00
5	57 Redwood Road	SplitLev	\$312,000	\$312,000	\$183,700	11/15/2010	0	100.00%	1.70
6	955 S Springfield Avenue C3308	TwnEndUn	\$369,900	\$350,000	\$160,000	11/19/2010	99	94.62%	2.00
7	276 Mountain Avenue	SplitLev	\$375,000	\$345,000	\$154,100	11/05/2010	29	92.00%	2.24
8	1004 Park Place	TwnIntUn	\$419,000	\$373,300	\$143,200	11/30/2010	11	89.09%	2.61
9	3609 Park Place	TwnEndUn	\$425,000	\$423,000	\$138,300	11/16/2010	29	99.53%	3.06
10	6 Robin Court	SplitLev	\$464,000	\$445,000	\$175,600	11/02/2010	52	95.91%	2.53
11	960 Chimney Ridge Drive	Ranch	\$489,000	\$360,000	\$227,200	11/10/2010	43	73.62%	1.99
12	42 Hemlock Terrace	SplitLev	\$519,900	\$505,000	\$195,500	11/09/2010	19	97.13%	1.99
AVERAGES			\$368,983	\$341,442			65	92.54%	1.99



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Average Days on Market	65
Average List Price	\$368,983
Average Sales Price	\$341,442
% of List Price to Sales Price	95.37%
Sales Price to Assessed Value Ratio	1.99
# of Units for the Month	12