



Springfield **October 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	158 Meisel Avenue	Colonial	\$319,000	\$315,000	\$133,100	10/22/2010	225	98.75%	2.37
2	98 Henshaw Avenue	Colonial	\$362,900	\$342,000	\$136,900	10/12/2010	52	94.24%	0.00
3	44 S Maple Avenue	Colonial	\$369,900	\$349,000	\$164,300	10/29/2010	174	94.35%	2.12
4	823 S Springfield Avenue	TwnEndUn	\$379,000	\$350,000	\$132,800	10/14/2010	304	92.35%	1.00
5	1903 Park Place	TwnIntUn	\$379,000	\$370,000	\$148,300	10/07/2010	185	97.63%	2.49
6	41 Fernhill Road	Bi-Level	\$425,000	\$382,000	\$237,100	10/15/2010	130	89.88%	2.00
7	210 Henshaw Avenue	Ranch	\$429,000	\$390,000	\$182,700	10/20/2010	49	90.91%	2.13
8	56 Briar Hills Circle	SplitLev	\$449,000	\$435,000	\$190,300	10/28/2010	99	96.88%	2.29
9	21 Christy Lane	SplitLev	\$449,900	\$475,000	\$183,800	10/08/2010	19	105.58%	2.58
10	22 Redwood Road	SplitLev	\$479,000	\$469,000	\$180,200	10/26/2010	40	97.91%	2.60
11	63 Skylark Road	Ranch	\$899,000	\$835,000	\$374,800	10/01/2010	357	92.88%	1.96
AVERAGES			\$449,155	\$428,364			149	95.37%	1.96



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Average Days on Market	149
Average List Price	\$449,155
Average Sales Price	\$428,364
% of List Price to Sales Price	95.37%
Sales Price to Assessed Value Ratio	1.96
# of Units for the Month	11