



Springfield **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	91 Caldwell Place	Ranch	\$138,000	\$130,000	\$82,000	09/09/2010	44	94.20%	1.59
2	300 Wilson Road Apt 14	TwnIntUn	\$247,000	\$242,850	\$82,600	09/23/2010	94	98.32%	2.94
3	15 Prospect Place	Ranch	\$250,000	\$235,000	\$114,100	09/23/2010	13	94.00%	2.06
4	30A Troy Drive Bldg 22	OneFloor	\$269,900	\$242,000	\$76,300	09/21/2010	80	89.66%	3.17
5	120 Edgewood Avenue	CapeCod	\$323,900	\$312,000	\$137,900	09/28/2010	10	96.33%	2.26
6	1601 Park Place	TwnEndUn	\$439,000	\$427,500	\$141,400	09/10/2010	12	97.38%	3.02
7	1 Shadowlawn Drive	Colonial	\$499,900	\$485,000	\$217,000	09/09/2010	65	97.02%	2.24
8	25 Park Lane	Colonial	\$525,000	\$505,000	\$158,800	09/08/2010	24	96.19%	3.18
AVERAGES			\$336,588	\$322,419			43	95.79%	2.56



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Average Days on Market	43
Average List Price	\$336,588
Average Sales Price	\$322,419
% of List Price to Sales Price	95.79%
Sales Price to Assessed Value Ratio	2.56
# of Units for the Month	8