

Springfield

January 2013 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List Price	Sales Price	SP:FLP	Actual DOM	Original List Price	SP:OLP	Total Assessment	SP:AV
1	236 Milltown Road	Ranch	3	2	109	\$249,900	\$255,000	102.04%	109	\$319,900	79.71%	\$111,800	2.28
2	26 Waverly Avenue	CapeCod	2	1	65	\$249,999	\$250,000	100.00%	65	\$249,999	100.00%	\$103,900	2.41
3	480 Meisel Avenue	Ranch	2	2	23	\$319,000	\$280,000	87.77%	297	\$349,000	80.23%	\$120,400	2.33
4	4 Layng Terrace	SplitLev	3	1	12	\$335,000	\$340,000	101.49%	12	\$335,000	101.49%	\$141,800	2.40
5	2 Lynn Drive	SplitLev	3	2	106	\$337,500	\$325,000	96.30%	326	\$369,000	88.08%	\$144,500	2.25
6	171 Linden Avenue	Colonial	3	1	31	\$339,900	\$300,000	88.26%	31	\$325,000	92.31%	\$142,900	2.10
7	35 Evergreen Avenue	CapeCod	3	2	65	\$359,000	\$345,000	96.10%	65	\$359,000	96.10%	\$127,400	2.71
8	61 Henshaw Avenue	Bi-Level	4	2	429	\$365,000	\$360,000	98.63%	532	\$569,900	63.17%	\$177,400	2.03
9	105 Lyons Place	Colonial	3	1	22	\$389,900	\$387,000	99.26%	22	\$389,900	99.26%	\$132,100	2.93
10	80 Garden Oval	SplitLev	4	2	57	\$415,000	\$410,000	98.80%	167	\$439,000	93.39%	\$153,500	2.67
AVERAGE					92	\$336,020	\$325,200	96.86%	163	\$370,570	89.37%		2.41

CURRENT *"ACTIVE"* LISTINGS IN SPRINGFIELD

Number of Units: 50
 Average List Price: \$396,358
 Average List Price to Assessed Value Ratio: 2.73
 Average Days on Market: 85

CURRENT *"UNDER CONTRACT"* LISTINGS IN SPRINGFIELD

Number of Units: 25
 Average List Price: \$333,988
 Average List Price to Assessed Value Ratio: 2.52
 Average Days on Market: 147

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Not intended to solicit a property already listed.

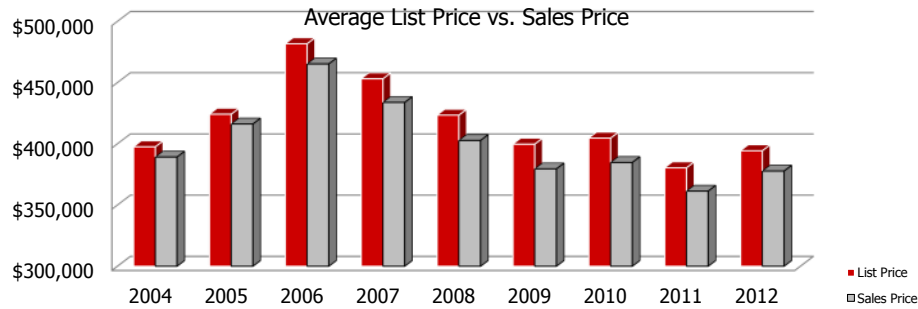
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Springfield 2013 Year to Date Market Trends

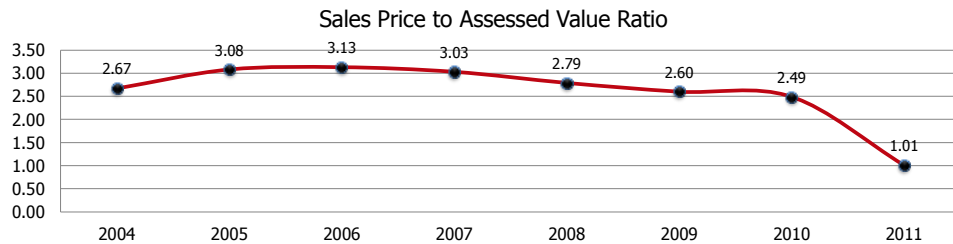
January 2012 YTD
AVG YTD Sales Price: \$312,830
DOM: 63
#Units YTD: 10
SP:AV 2.33

	January	February	March	April	May	June	July	August	September	October	November	December	YTD-AVG
Days on Market	92												92
Final List Price	\$336,020												\$336,020
Sales Price	\$325,200												\$325,200
Sales Price as a % of FLP	96.86%												96.86%
Actual DOM	163												163
Original List Price	\$370,570												\$370,570
Sales Price as a % of OLP	89.37%												89.37%
Sales Price to As-	2.41												2.41
# Units Sold	10												10

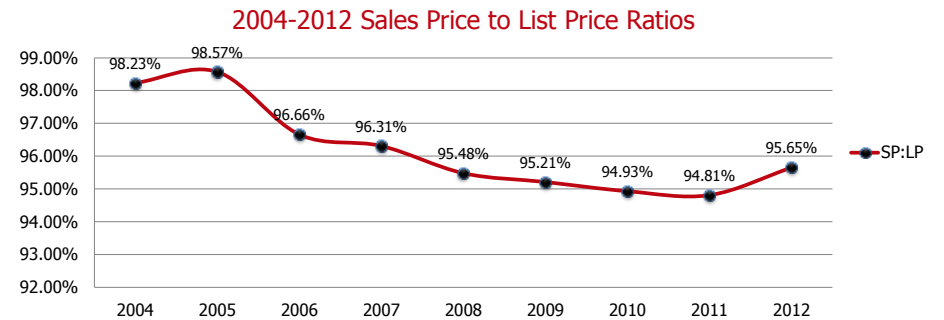
Springfield 2004-2012



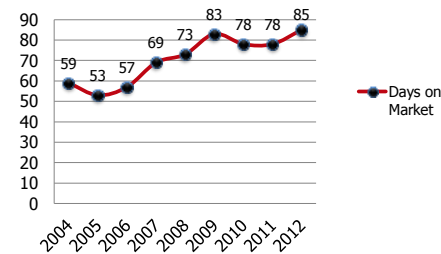
	2004	2005	2006	2007	2008	2009	2010	2011	2012
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750



Springfield 2004-2012



2004-2012 Average Days on Market



2004-2012 Number of Units Sold

