

# 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
<b>AVERAGE</b>					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.

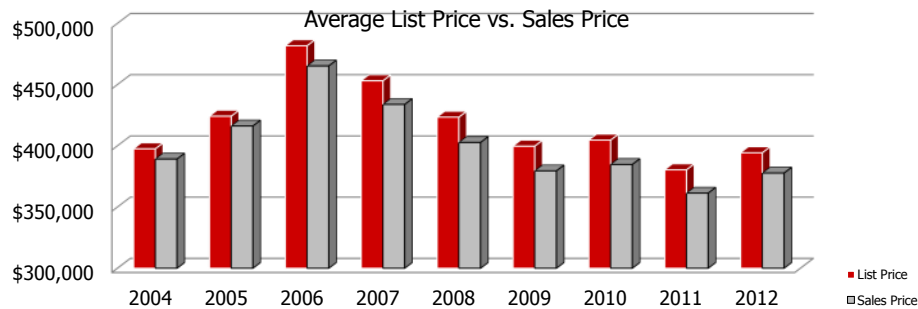
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Springfield 2013 Year to Date Market Trends

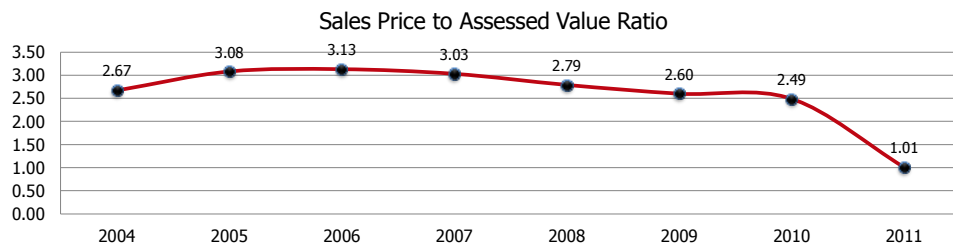
January 2012 YTD  
**AVG YTD Sales Price: \$312,830**  
**DOM: 63**  
**#Units YTD: 10**  
**SP:AV 2.33**

	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

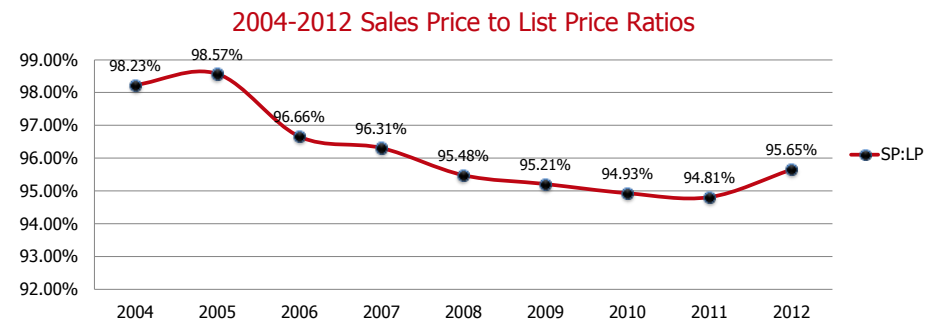
## Springfield 2004-2012



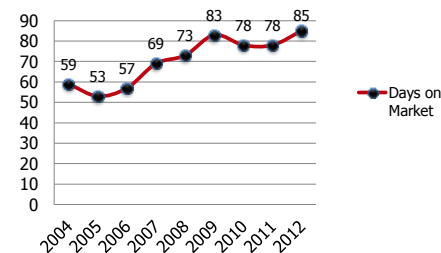
	2004	2005	2006	2007	2008	2009	2010	2011	2012
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750



## Springfield 2004-2012



## 2004-2012 Average Days on Market



## 2004-2012 Number of Units Sold

