

Springfield

April 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	190 Morris Ave Apt 2F	OneFloor	1	1	66	\$165,000	\$165,000	100.00%	288	\$189,000	87.30%	\$70,700	2.33
2	12-B Troy Drive Bldg 25	OneFloor	2	1	10	\$229,000	\$215,000	93.89%	10	\$229,000	93.89%	\$77,800	2.76
3	52 Kipling Avenue	Ranch	2	1	10	\$275,000	\$265,000	96.36%	118	\$275,000	96.36%	\$126,200	2.10
4	27 Remer Avenue	Colonial	2	1	159	\$299,000	\$277,500	92.81%	175	\$369,000	75.20%	\$131,500	2.11
5	180 S Springfield Ave	Ranch	2	2	161	\$318,500	\$300,000	94.19%	342	\$459,000	65.36%	\$118,200	2.54
6	96 Adams Terrace	Ranch	2	2	45	\$359,000	\$325,000	90.53%	167	\$369,999	87.84%	\$130,400	2.49
7	19 Molter Avenue	Colonial	3	2	373	\$365,000	\$338,000	92.60%	373	\$449,000	75.28%	\$130,100	2.60
8	2207 Park Place	TwnIntUn	2	2	233	\$379,900	\$375,000	98.71%	360	\$405,000	92.59%	\$143,200	2.62
9	20 Keeler Street	Colonial	3	1	46	\$400,000	\$375,000	93.75%	46	\$400,000	93.75%	\$120,200	3.12
10	25 Tulip Road	SplitLev	4	3	135	\$409,000	\$389,000	95.11%	135	\$419,900	92.64%	\$159,300	2.44
11	22 Crest Place	Colonial	3	1	43	\$440,000	\$430,000	97.73%	43	\$440,000	97.73%	\$149,600	2.87
AVERAGE					116	\$330,855	\$314,045	95.06%	187	\$364,082	87.09%		2.54

CURRENT *"ACTIVE"* LISTINGS IN SPRINGFIELD

Number of Units: 67
 Average List Price: \$419,416
 Average List Price to Assessed Value Ratio: 2.65
 Average Days on Market: 69

CURRENT *"UNDER CONTRACT"* LISTINGS IN SPRINGFIELD

Number of Units: 33
 Average List Price: \$336,579
 Average List Price to Assessed Value Ratio: 2.46
 Average Days on Market: 81

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Not intended to solicit a property already listed.

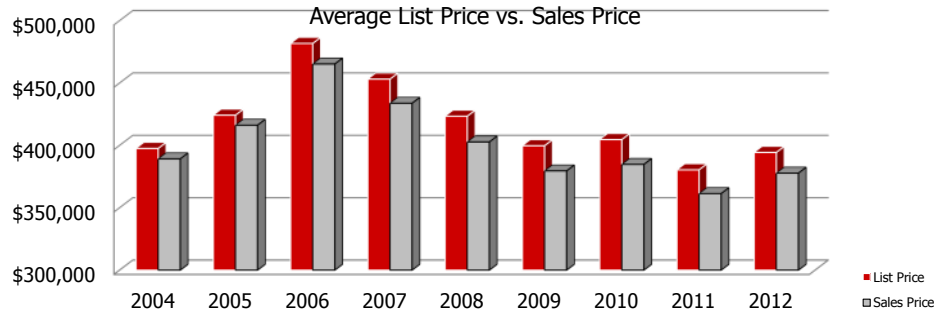
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

April 2012 YTD
AVG YTD Sales Price: \$326,776
DOM: 107
#Units YTD: 34
SP:AV 2.21

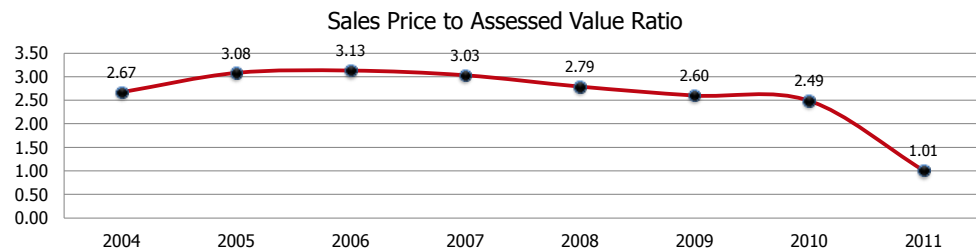
Springfield 2012 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	92	110	81	116									99
Final List Price	\$336,020	\$395,922	\$330,258	\$330,855									\$345,857
Sales Price	\$325,200	\$373,389	\$313,958	\$314,045									\$329,393
Sales Price as a % of FLP	96.86%	93.58%	95.23%	95.06%									95.22%
Actual DOM	163	210	185	187									186
Original List Price	\$370,570	\$421,200	\$358,700	\$364,082									\$376,329
Sales Price as a % of OLP	89.37%	88.04%	91.14%	87.09%									88.99%
Sales Price to Assessed Value	2.41	2.33	2.44	2.54									2.44
# Units Sold	10	9	12	11									42

Springfield 2004-2012



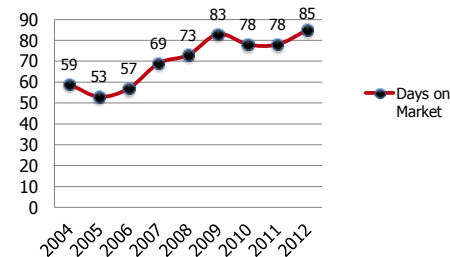
	2004	2005	2006	2007	2008	2009	2010	2011	2012
LP	\$397,538	\$424,179	\$481,699	\$453,106	\$423,362	\$399,705	\$404,633	\$380,393	\$394,341
SP	\$389,224	\$416,182	\$465,246	\$433,788	\$402,751	\$379,540	\$384,758	\$361,350	\$377,750



Springfield 2004-2012



2004-2012 Average Days on Market



2004-2012 Number of Units Sold

