

Springfield March 2009 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	166 Tree Top Dr	Colonial/ Custom	\$949,000	\$850,000	\$373,200	3/7/2009	113	89.57%	2.28
2	141 Hawthorne Avenue	SplitLev	\$249,000	\$245,000	\$123,600	3/10/2009	69	98.39%	1.98
3	33 Laurel Drive	Ranch	\$344,900	\$320,000	\$164,700	3/12/2009	61	92.78%	1.94
4	50 Warner Ave	Colonial	\$299,900	\$270,000	\$101,200	3/13/2009	21	90.03%	2.67
5	24 Denham Rd	Cape/Colonial	\$379,900	\$360,000	\$160,100	3/18/2009	40	94.76%	2.25
6	977 Chimney Ridge Dr	Colonial	\$695,000	\$628,000	\$267,200	3/18/2009	142	90.36%	2.35
7	145 Bryant Ave	Colonial	\$375,000	\$347,500	\$137,100	3/20/2009	8	92.67%	2.53
8	4 Diven St	Bi-Level	\$439,000	\$410,000	\$120,900	3/20/2009	226	93.39%	3.39
9	5 Juniper Way	SplitLev	\$469,000	\$439,000	\$216,200	3/30/2009	87	93.60%	2.03
10	18 Juniper Way	SplitLev	\$469,000	\$430,000	\$247,000	3/31/2009	177	91.68%	1.74
Averages			\$466,970	\$429,950			94	92.72%	2.32

Average Days on Market 94
Average List Price \$466,970
Average Sales Price \$429,950
% of List Price to Sales Price 92.72%
Sales Price to Assessed Value Ratio 2.32
of Units for the Month 10

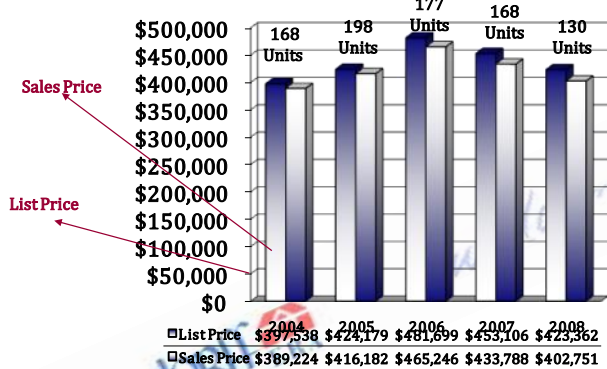
FLASHBACK!!!!
March 2008 YTD:
AVG YTD Sales Price: \$442,167
DOM: 81
#Units YTD: 18

Springfield 2009 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$404,830	\$400,082	\$466,970										\$423,190
Average Sales Price	\$382,110	\$375,727	\$429,950										\$395,277
Days on Market	95	63	94										83
% of List Price to Sales Price	95.34%	94.35%	92.72%										94.14%
Sales Price to Assessed Value	2.65	2.69	2.32										2.55
# Units Sold	10	11	10										31

Springfield Market Averages 2004-2008

LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO

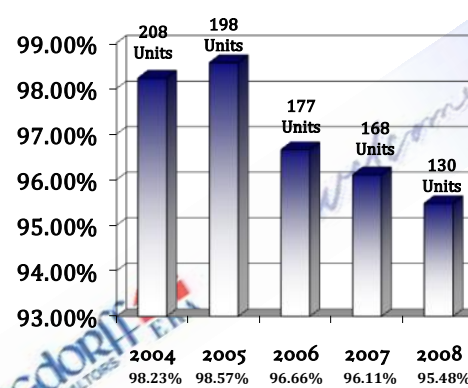


Sales Price to Assessed Value Ratio

2004	2.67
2005	3.08
2006	3.13
2007	3.03
2008	2.79

Springfield Market Averages 2004-2008

PERCENTAGE OF LIST PRICE TO SALES PRICE



Average Days on Market

2004	59
2005	53
2006	57
2007	69
2008	73

As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

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