

**SPRINGFIELD LAKE SHORE IMPROVEMENT ASSOCIATION 2012- 2015
Property Sales Report**

The SLSIA market based report for property sales at Lake Springfield has been updated for 2015. This information is provided for information purposes only for members of the SLSIA. There are many factors to consider when comparing sales and tax assessments of individual properties. In addition to the typical selling components of location, condition and price the last several years in the real estate industry have seen significant economic conditions affect the local real estate market. These conditions included increased inventory of properties for sale, increased competition from new construction, stricter borrowing guidelines for mortgage lenders, and stricter analysis demands on appraisers. All of these factors have affected sale prices not only at Lake Springfield but the general Springfield area. In 2015, the number of homes sold at Lake Springfield saw a return to more normal levels of sales after the large number of Lake Springfield home sales in 2014. This was due in part to a lower number of Lake homes available for sale especially priced at \$300,000 or less. 74% of the Lake homes that sold in 2015 were priced at \$300,000 or greater.

The following information has been accumulated from various sources including the Capital Area Association of Realtors Multiple Information Service, The CWLP Lake Services Department, and The Sangamon County Tax Records. The information gathered is presented as accurately as possible, however, is not guaranteed to be perfect.

Summary: 2012-2015 Report

2012, 21 properties sold, sales volume \$9,750,600, average sale price \$464,314
 2013, 26 properties sold, sales volume \$13,135,500, average sale price \$505,212
 2014, 42 properties sold, sales volume \$15,850,300, average sale price \$377,388
 2015, 27 properties sold, sales volume \$12,148,100, average sale price \$449,930

Sales by Price Range

Price Range	2012	2013	2014	2015
<200,000	1	2	5	3
\$200,000 - \$300,000	3	1	12	4
\$300,000 - \$400,000	7	8	11	7
\$400,000 - \$500,000	3	3	3	4
\$500,000 - \$700,000	5	8	8	7
\$700,000- \$1,000,000	1	3	3	2
>1,000,000	1	1	0	0
Total	21	26	42	27

Sales by Quarter:	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
2012	5	8	6	2
2013	3	8	8	7
2014	2	13	15	12
2015	7	2	12	6

Prepared by Becky Lober Hendricks, SLSIA Board Member

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The following information has been accumulated from various sources including the Capital Area Association of Realtors Multiple Information Service, The CWLP Lake Services Department, and The Sangamon County Tax Records. The information gathered is presented as accurately as possible, however, is not guaranteed to be perfect.

Summary: 2010-2014 Report

2010, 40 properties sold, sales volume \$14,595,507, average sale price \$364,888

2011, 35 properties sold, sales volume \$12,222,605, average sale price \$349,217

2012, 21 properties sold, sales volume \$9,750,600, average sale price \$464,314

2013, 26 properties sold, sales volume \$13,135,500, average sale price \$505,212

2014, 42 properties sold, sales volume \$15,850,300, average sale price \$377,388

Sales by Price Range

Price Range	2010	2011	2012	2013	2014
<200,000	7	5	1	2	5
\$200,000 - \$300,000	11	13	3	1	12
\$300,000 - \$400,000	8	7	7	8	11
\$400,000 - \$500,000	5	5	3	3	3
\$500,000 - \$700,000	6	2	5	8	8
\$700,000- \$1,000,000	3	2	1	3	3
>1,000,000	0	1	1	1	0
Total	40	35	21	26	42

Sales by Quarter:	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
2010	7	8	10	15
2011	5	11	11	9
2012	5	8	6	2
2013	3	8	8	7
2014	2	13	15	12

For comparison purposes only: the total residential property sales in the Capital Area Association of Realtors MIS (CAAR MIS) for 2014 was \$504,701,176 (3733 homes). This was a 4.3% increase in sales volume compared to 2013 total residential sales volume of \$483,884,493 (3715 homes). The average sale price increased 4.8% from \$129,623 in 2013 to \$135,855 in 2014.

Prepared by Becky Lober Hendricks, SLSIA Board Member

Springfield Lake Shore Improvement Association
Home Sales Data for 2016
For Properties on Lake Springfield

	<u>Address</u>	<u>Township</u>	<u>Sale Date</u>	<u>Assessed Tax Value</u>	<u>Sale Price</u>	<u>DOM</u>	<u>Total Finished Sq Ft</u>	<u>Lot Size</u>	<u>Age</u>
1	120 S. Fox Mill	Capital	1/8/2016	\$717,417	\$670,000	212	5468	440x155x446x114	
2	49 Cottage Grove	Capital	1/15/2016	\$169,209	\$312,000	32	1758	43x204x63x212	42
3	192 E. Hazel Dell	Woodside	1/15/2016	\$369,426	\$301,000	269	4190	262x297x98x117	
4	1019 East Lake Shore Dr.	Capital	5/20/2016	\$290,505	\$440,000	5	3012	100x228x100x223	52
5	103 Linden Lane	Capital	5/27/2016	\$880,674	\$950,000	353	5924		19
6	36 Hickory Point	Woodside	6/8/2016	\$336,798	\$465,000	53	2516	239x99x252x101	66
7	148 Maple Grove	Woodside	6/7/2016	\$346,986	\$563,500	FSBO		1.66 Acres	61
8	17 Forest Ridge Ln	Ball	6/21/2016	\$431,091	\$530,000	174	4528		6
9	2835 East Lake Shore Dr.	Ball	6/22/2016	\$58,883	\$200,000	74	LOT	209x317x376x369	
10	30 N. Cotton Hill	Ball	6/30/2016	\$437,094	\$425,000	217	4640	188x387x129x137	
11	64 East Hazel Dell	Woodside	6/30/2016	\$268,254	\$330,000	1	424		
12	48 Villa Grove	Woodside	7/14/2016	\$460,281	\$445,000	20	4295	301x411x31x385	
13	2328 West Lake Shore	Woodside	8/3/2016	\$399,321	\$461,000	51	2400		
14	77 W. Hazel Dell	Woodside	8/15/2016	\$242,238	\$132,500	5	2800	360x234x288x107	61
15	13 W. Hazel Dell	Woodside	8/26/2016	\$229,719	\$235,500	38	2520	1.42 Acres	60
16	2624 E. Lake Shore Dr.	Ball	9/19/2016	\$292,572	\$387,000	134	3021	5.26 Acres	146
17	41 West Hazel Dell	Woodside	9/30/2016	\$278,994	\$320,500	FSBO	2900	1.34 Acres	
18	9 Waters Edge Blvd. #11	Capital	10/3/2016	\$255,981	\$312,500	133	1684		5
19	4 Villa Grove	Woodside	10/14/2016	\$210,189	\$304,900	3	1773	178x317	
20	47 Fairview	Woodside	10/28/2016	\$224,685	\$305,000	99	1952	281x69x289x60	
21	140 Maple Grove	Capital	10/31/2016	\$357,744	\$290,000	33	1940	255x75x303x107	
22	2620 East Lake Shore Dr.	Capital	10/31/2016	\$372,384	\$357,500	230	3651	13.44 Acres	24
23	32 W. Fairview	Woodside	10/31/2016	\$425,538	\$353,000	10	3513	1.71 Acres	40
24	33 Wienold	Woodside	10/31/2016	\$659,205	\$537,500	199	4768	67552 sq ft	17
25	13 Orchard Lane	Ball	10/31/2016	\$825,093	\$1,000,000	FSBO			
26	112 Maple Grove	Capital	11/4/2016	\$273,018	\$335,000	63	2260	90x360x161x260	61
27	37 Linden Lane	Capital	11/15/2016	\$258,750	\$370,000	FSBO	1257	35,719 sq ft	66
28	19 Cottage Grove	Rochester	11/30/2016	\$203,154	\$311,000	48	2160	0.63 Acre	22
	Total Sales Volume			\$10,275,203	\$11,644,400				

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Home Sales Data for 2015
For Properties on Lake Springfield

	<u>Address</u>	<u>Township</u>	<u>Sale Date</u>	<u>Assessed Tax Value</u>	<u>Sale Price</u>	<u>DOM</u>	<u>Total Finished Sq Ft</u>	<u>Lot Size</u>	<u>Age</u>
1	1408 W. Lake Shore Dr.	Woodside	1/7/2015	\$288,201	\$325,000				
2	32 Virginia Lane	Woodside	1/16/2015	\$657,015	\$565,000	208	9044	1.43 Acres	58
3	18 N. Cotton Hill Ln	Ball	1/28/2015	\$839,790	\$600,000	182	5246	1.3 Acres	19
4	1314 W. Lake Shore	Capital	1/30/2015	\$419,118	\$505,000	13	2805	1.49 Acres	44
5	25 W. Hazel Dell	Capital	2/27/2015	\$200,919	\$207,000	110	1166	0.83 Acres	53
6	38 W. Fairview	Woodside	3/17/2015	\$402,360	\$320,100	43	3120	1.75 Acres	40
7	104 S. Fox Mill	Capital	3/31/2015	\$757,767	\$580,000	260	3934	5.573 sq ft	21
8	14 N. Villa Grove	Woodside	5/29/2015	\$348,666	\$350,000	23	4102	199x120x226x110	
9	14 Idlewild	Capital	6/18/2015	\$337,347	\$399,000	60	2726	1.95 Acres	40
10	12 Long Bay	Capital	7/10/2015	\$308,895	\$390,000	60	2982	0.98 Acres	
11	3 Linden	Capital	7/15/2015	\$631,059	\$675,000	57	4154	0.67 Acres	45
12	13 Fairview	Capital	7/17/2015	\$525,039	\$660,000	36	3942	1 Acre	53
13	57 Oak Ln	Ball	7/31/2015	\$260,379	\$350,000	252	3405	0.97 Acre	62
14	2512 W. Lake Shore	Woodside	7/31/2015	\$395,826	\$530,000	0	2545	1.36 Acres	
15	60 Yacht Club Rd.	Woodside	8/7/2015	\$575,499	\$683,000	776	7012	2 Acres	45
16	12 N. Cotton Hill	Ball	8/12/2015	\$164,415	\$130,000		1558		
17	2612 W. Lake Shore	Capital	8/14/2015	\$381,699	\$350,000	25	4452	1.39 Acres	68
18	1015 E. Lake Shore	Capital	8/28/2015	\$385,104	\$417,500	63	2865	100x234x100x250	
19	16 W. Fairview	Capital	9/4/2015	\$191,946	\$225,000	59	883	1.33 Acres	
20	2 Beachview	Woodside	9/16/2015	\$514,338	\$550,000	294	5871	1.6 Acres	
21	112 E. Hazel Dell	Woodside	9/30/2015	\$453,114	\$387,000		5540	40,000 sq ft	63
22	34 W. Hazel Dell	Woodside	10/1/2015	\$186,222	\$155,000	80	1700	0.5 Acres	
23	44 W. Fairview	Woodside	10/27/2015	\$263,184	\$290,000	39	2410	100x337	55
24	2306 W. Lake Shore	Woodside	11/24/2015	\$515,157	\$750,000	112	4216	1.94 Acres	61
25	21 Forest Ridge	Capital	12/7/2015	\$613,689	\$662,000	14	5223	1.11 Acres	52
26	13 The Elms	Ball	12/18/2015	\$421,896	\$760,000	0	4805	1.65 Acres	
27	8 Long Bay	Capital	12/18/2015	\$310,767	\$332,500	7	2180	0.81 Acres	63
	Total Sales Volume			\$11,349,411	\$12,148,100				

Springfield Lake Shore Improvement Association
Home Sales Data for 2014
For Properties on Lake Springfield

	Address	Township	Sale Date	<u>Assessed</u> Tax Value	Sale Price	DOM	<u>Total</u> <u>Finished</u> Sq Ft	Lot Size	Age
1	53 Linden Lane	Capital	2/6/2014	\$918,177	\$625,000		6067	2.78 Acres	
2	32 Villa Grove	Woodside	2/28/2014	\$363,348	\$380,000	165	4361	1.67 Acres	
3	39 Forest Ridge	Capital	3/27/2014	\$147,435	\$375,000	0 N/A		1.8 Acres	LOT
4	33 S. Hazel Dell	Capital	4/15/2014	\$180,900	\$286,000	0	2423	0.35 Acres	55
5	45 Fairview Lane	Woodside	4/15/2014	\$250,596	\$200,000	0		0.42 Acres	
6	49 Forest Ridge	Ball	4/17/2014	\$412,116	\$685,000	0	4200	1.12 Acres	
7	38 Hazel Dell	Woodside	4/24/2014	\$344,751	\$323,000	365	3230	188x244x257x39	
8	25 Fairview	Woodside	4/30/2014	\$257,601	\$282,000	8	3200	0.52 Acres	
9	61 W. Hazel Dell	Woodside	5/20/2014	\$164,370	\$147,500	409	2276	1.29 Acres	
10	1201 E. Lake Shore Dr.	Capital	5/23/2014	\$615,693	\$740,000	157	5486	1.43 Acres	11
11	19 Cottage Grove	Rochester	5/30/2014	\$199,353	\$285,000	4	2160	0.95 Acres	41
12	824 E. Lake Shore Dr.	Capital	6/2/2014	\$732,759	\$735,000	335	3500	1.06 Acres	5
13	42 N. Fox Mill	Woodside	6/13/2014	\$237,813	\$240,000	32	2856	118x218	64
14	212 Maple Grove	Woodside	6/16/2014	\$349,947	\$313,500	38	2266	0.78 Acres	52
15	9 Waters Edge #15	Capital	6/16/2014	\$371,211	\$349,900	145	2300		2
16	188 East Hazel Dell	Woodside	6/16/2014	\$309,471	\$370,000	0	2866	0.52 Acres	
17	168 Maple Grove	Woodside	7/8/2014	\$296,034	\$435,000	331	3600	0.78 Acres	48
18	152 E. Hazel Dell	Woodside	7/14/2014	\$327,306	\$392,500	6	3287	0.72 Acres	75
19	10 The Elms Lane	Ball	7/23/2014	\$174,999	\$159,900	10	1394	0.88 Acres	68
20	13 W. Fairview	Capital	8/1/2014	\$537,726	\$710,000	59	5000	1.93 Acres	19
21	208 E. Hazel Dell	Woodside	8/1/2014	\$279,861	\$275,000	312	2400	63x267x90x254	48
22	1420 W. Lake Dr.	Capital	8/21/2014	\$284,211	\$349,000	0	2805	1.5 Acres	
23	9 Hazel Dell	Woodside	8/21/2014	\$277,368	\$265,000	155	1896	1.32 Acres	45
24	128 Maple Grove	Woodside	8/21/2014	\$259,797	\$214,000	0	1915	0.68 Acres	
25	46 N. Fox Mill	Woodside	8/22/2014	\$228,801	\$211,000	315	3124	120x116x90x5x63	75
26	72 E. Hazel Dell Ln	Woodside	8/29/2014	\$236,184	\$155,000	521	2170	0.52 Acres	65
27	42 N. Cotton Hill	Ball	9/5/2014	\$197,382	\$595,000	89	5749	1.13 Acres	2
28	48 W. Fairview	Capital	9/8/2014	\$608,037	\$650,000	62	4857	1.79 Acres	20
29	7 Forest Ridge	Ball	9/12/2014	\$243,084	\$270,000	36	2800	131x242x146x260	60

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30	2345 E. Lake Shore Dr.	Ball	9/16/2014	\$252,363	\$304,000	13	2697	3.47 Acres	43
31	2314 East Lake Dr.	Ball	9/26/2014	\$153,024	\$235,000		2544	0.86 Acres	50
32	22 W. Fairview Ln.	Woodside	10/3/2014	\$300,474	\$330,000	1073	3703		49
33	33 Oak Ln.	Capital	10/6/2014	\$487,776	\$533,000	57	4045	1.42 Acres	
34	1337 E. Lake Shore	Capital	10/17/2014	\$379,737	\$430,000	7	2852		54
35	97 Linden Lane	Capital	10/17/2014	\$430,080	\$545,000	708	3219	145x315x361x85	43
36	22 N. Villa Grove	Capital	10/24/2014	\$264,219	\$300,000	43	3216	59,372 sq ft	35
37	36 Maple Grove	Woodside	10/31/2014	\$285,576	\$380,000	63	2715	1.31 Acres	
38	69 W. Hazel Dell	Capital	11/18/2014	\$159,783	\$195,000	154	2627	1.73 Acres	
39	31 Forest Ridge	Capital	11/24/2014	\$540,852	\$592,500	46	4559	1.95 Acres	
40	164 Mapple Grove	Capital	12/2/2014	\$303,951	\$345,000		3200	0.64 Acres	52
41	39 Orchard Lane	Capital	12/8/2014	\$534,702	\$600,000	126	4220	50,965 sq ft	28
42	1920 West Lake Dr.	Woodside	12/19/2014	\$266,880	\$383,000				
43	26 Hazel Dell	Capital	12/19/2014	\$277,494	\$175,000	523	3087	32,344 sq ft	66
44	1928 West Lake Dr.	Capital	12/30/2014	\$220,509	\$250,000		1550	0.87 Acres	
45	15 Forest Ridge	Ball	12/30/2014	\$598,389	\$587,500	197	4586		27
	Total Sales Volume			\$15,262,140	\$17,203,300				

Springfield Lake Shore Improvement Association
Home Sales Data For 2013
For Properties on Lake Springfield

<u>Address</u>	<u>Township</u>	<u>Sale Date</u>	<u>Assessed Tax Value</u>	<u>Sale Price</u>	<u>DOM</u>	<u>Total Finished Sq Ft</u>	<u>Lot Size</u>	<u>Age</u>
1 Beachview	Capital	1/16/2013	\$782,517	\$975,000	230	5605	1.59 Acres	3
51 Forest Ridge	Ball	2/21/2013	\$421,755	\$515,000	1	4213	0.96 Acre	59
45 Linden Lane	Capital	2/25/2013	\$546,660	\$650,000		2656	1.89 Acres	60
5 Orchard Lane	Ball	4/9/2013	\$383,628	\$330,000	270	3842	1.08 Acres	60
17 Hawthorne Lane	Capital	4/15/2013	\$298,134	\$420,000	169	4200	0.8 Acre	
212 E. Hazel Dell	Woodside	4/25/2013	\$25,890	\$334,000	2	2524	0.44 Acre	58
38 N. Cotton Hill Ln	Capital	5/23/2013	\$386,022	\$435,000		1856	34,848 Sq Ft	
1529 E. Lake Shore Dr.	Rochester	5/31/2013	\$1,159,935	\$1,275,000	40	7100		15
1317 E. Lake Shore Dr.	Capital	6/12/2013	\$311,646	\$315,000	852	1630		
26 Maple Grove	Woodside	6/24/2013	\$320,691	\$350,000	435	2572	0.3 Acre	
1023 E. Lake Shore	Capital	6/28/2013	\$345,828	\$339,000	9	3743		
44 E. Hazel Dell	Woodside	7/18/2013	\$227,841	\$190,000	74	1716	67x347x386x	72
29 Hawthorne Lane	Capital	7/24/2013	\$280,494	\$265,000	87	2331		63
24 Long Bay	Woodside	8/8/2013	\$379,854	\$470,000		3400	106x327x100	59
5 East Lake Shore Lane	Woodside	8/2/2013	\$412,089	\$525,000				
13 The Elms	Ball	8/16/2013	\$409,407	\$515,000	33	3353	1.65 Acres	
34 Virginia Lane	Woodside	8/30/2013	\$527,703	\$650,000				
180 E. Hazel Dell	Woodside	9/23/2013	\$411,231	\$375,000	303	3938	0.6 Acre	47
1007 E. Lake Shore	Capital	9/27/2013	\$345,012	\$500,000	2	3010	0.82 Acre	
48 Villa Grove	Woodside	9/30/2013	\$469,320	\$535,000	343	4295	1.68 Acres	
77 Linden Lane	Capital	10/10/2013	\$546,366	\$650,000	181	5630	440x106x167	26
22 Maple Grove	Woodside	10/25/2013	\$283,944	\$335,000	1	1550	1 Acre	67
62 W. Hazel Dell	Capital	10/29/2013	\$171,333	\$187,500	516	2110	196x233x118	55
26 Island Bay	Woodside	10/31/2013	\$388,233	\$625,000	111	4309	0.75 Acre	42
224 Maple Grove	Woodside	12/3/2013	\$337,179	\$340,000	75	4375	0.82 Acre	
17 Linden Lane	Capital	12/6/2013	\$691,029	\$760,000	482	4196	1.13 Acres	
107 Linden Lane	Capital	12/12/2013	\$859,011	\$925,000	444	5857		5
1 Forest Ridge	Ball	12/16/2013	\$237,429	\$235,000		1662	149x292x148x30	
Total Sales Volume			\$11,960,181	\$14,020,500				

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For Properties on Lake Springfield**

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8 S Hazel Dell	Capital	1/11/2012	\$314,373	\$325,000	400	3186	1.37 Acres	55
1429 East Lake Shore Dr	Rochester	1/23/2012	\$1,390,557	\$1,283,600	67	8535	2.62 Acres	14
25 Wienold	Woodside	1/31/2012	\$303,027	\$345,000	120	2503	1.71 Acres	41
212 E. Hazel Dell Lane	Woodside	2/21/2012	\$250,890	\$235,000	6	2524	0.44 Acres	57
144 Maple Grove	Woodside	3/9/2012	\$293,016	\$216,500	172	1932	1.22 Acres	
32 Villa Grove	Woodside	5/31/2012	\$363,348	\$350,000	2	3088	1.67 Acres	
1928 W. Lake Shore Dr.	Capital	6/1/2012	\$220,509	\$150,000	431	1550	0.87 Acres	
113 Linden Lane	Capital	6/7/2012	\$454,365	\$425,000	315	3371	1.78 Acres	61
6 N. Cotton Hill Rd	Woodside	6/8/2012	\$382,317	\$535,000	23	2679	7.82 Acres	76
37 Orchard Lane	Capital	6/19/2012	\$435,507	\$545,000	10	3700	1.42 Acres	22
21 Linden Lane	Capital	6/22/2012	\$358,962	\$375,000	46	2111	1.08 Acres	67
37 Forest Ridge	Ball	6/22/2012	\$432,687	\$482,500	29	3193	2.63 Acres	63
1011 E. Lake Shore	Capital	6/23/2012	\$307,152	\$425,000	43	2832	0.6 Acres	52
212 Maple Grove	Woodside	7/11/2012	\$356,001	\$270,000	7	2266	0.78 Acres	52
25 Forest Ridge	Ball	7/31/2012	\$865,539	\$910,000	25	5850	1.35 Acres	14
14 Virginia Lane	Woodside	8/17/2012	\$542,295	\$628,000	119	2741	49x388x326x203	72
21 Forest Ridge	Capital	8/24/2012	\$613,689	\$615,000	466	4998	1.11 Acres	49
53 Fairview	Woodside	8/31/2012	\$383,217	\$550,000	74	4835	0.5 Acres	
12 Bay Ridge	Ball	9/14/2012	\$466,896	\$370,000	430	3388	1.15 Acres	
52 E. Hazel Dell Lane	Capital	11/15/2012	\$322,095	\$325,000	20	2679	1.12 Acres	
128 E. Hazel Dell	Woodside	11/30/2012	\$306,372	\$390,000	57	2386	341x347x115x127	
Total Sales Volume			\$9,362,814	\$9,750,600				