

**January 2018**

**SPRINGFIELD LAKE SHORE IMPROVEMENT ASSOCIATION 2013- 2017  
Property Sales Report**

The SLSIA market based report for property sales at Lake Springfield has been updated through 2017. 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 lower 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. Total sales volume for Lake Springfield properties increased in 2017 compared to 2016. The highest priced sale in 2017 was \$1,200,000 (18-Island Bay) and the lowest sale price was \$127,000 (56 W. Hazel Dell Lane). Sales and inventories have leveled out over the past 3 years compared to the high volume of sales in 2014. The large variety of home styles, locations and prices at Lake Springfield allow for a wide range of selling and buying opportunities. The unique advantage of "Lake" living is PRICELESS!

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: 2013-2018 Report**

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  
2016, 28 properties sold, sales volume \$11,644,400, average sale price \$415,871  
2017, 33 properties sold, sales volume \$12,752,450, average sale price \$386,438

### Sales by Price Range

Price Range	2013	2014	2015	2016	2017
<200,000	2	7	3	1	5
\$200,000 - \$300,000	1	9	4	3	9
\$300,000 - \$400,000	8	9	7	13	6
\$400,000 - \$500,000	3	2	4	5	6
\$500,000 - \$700,000	8	6	7	4	5
\$700,000- \$1,000,000	3	2	2	1	1
>1,000,000	1	0	0	1	1
<b>Total</b>	<b>26</b>	<b>35</b>	<b>27</b>	<b>28</b>	<b>33</b>

Sales by Quarter:	1 <sup>st</sup> Qtr	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr	4 <sup>th</sup> Qtr
<b>2013</b>	<b>3</b>	<b>8</b>	<b>8</b>	<b>7</b>
<b>2014</b>	<b>2</b>	<b>10</b>	<b>13</b>	<b>10</b>
<b>2015</b>	<b>7</b>	<b>2</b>	<b>12</b>	<b>6</b>
<b>2016</b>	<b>3</b>	<b>8</b>	<b>6</b>	<b>11</b>
<b>2017</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>11</b>

Prepared by Becky Lober Hendricks, SLSIA Board Member

Springfield Lake Shore Improvement Association

Home Sales Data for 2017

	Address	Township	For Properties on Lake Springfield			DOM	Total Finished Sq Ft	Lot Size	Age
			Sale Date	Assessed Tax Value	Sale Price				
1	30 Hazel Dell Lane	Woodside	1/5/2017	\$404,829	\$420,000	279	5557	196 x 81.2 x 33 x 78.5	67
2	51 Oak Lane	Capital	1/12/2017	\$288,924	\$445,000	29	2960	1.03 Acres	65
3	2330 East Lake Shore Dr. (TR 31)	Capital	1/31/2017	\$153,006	\$135,000	68	1650	0.6 Acres	56
4	9 Club Area	Woodside	2/6/2017	\$116,215	\$150,000			2.32 Acres	
5	1421 East Lake Shore Dr.	Rochester	3/23/2017	\$227,010	\$280,000	22	1500	0.87 Acre	
6	70 South Fox Mill Lane	Capital	3/30/2017	\$465,498	\$326,500	446	3875	43560 Sq Ft	51
7	16 Bay Ridge	Capital	4/18/2017	\$284,109	\$246,300		1992	45702 Sq Ft	57
8	2324 West Lake Shore Dr.	Woodside	4/21/2017	\$480,684	\$650,000			2.08 Acres	
9	18 Beachview	Woodside	5/16/2017	\$233,001	\$275,000			1.16 Acres	
10	1329 East Lake Dr.	Capital	5/19/2017	\$197,193	\$258,000	337	1326	0.79 Acre	
11	12 Bay Ridge	Capital	6/6/2017	\$421,962	\$371,900	1	3300	1.15 Acres	
12	56 W. Hazel Dell Lane	Woodside	6/9/2017	\$152,469	\$127,000	163	1520		60
13	36 Hickory Point	Woodside	6/14/2017	\$344,577	\$470,000	58	2516	0.54 Acre	67
14	45 Wienold	Woodside	6/21/2017	\$426,489	\$505,000				
15	1525 East Lake Shore	Rochester	7/14/2017	\$409,806	\$500,000	95	4909	1.24 Acres	82
16	2322 East Lake Shore Drive	Ball	7/21/2017	\$170,532	\$199,900	11	1924	.52 Acres	58
17	9 Waters Edge Blvd #16	Capital	8/3/2017	\$267,867	\$323,000	98	2389	condo	6
18	2 North Villa Grove	Woodside	8/31/2017	\$270,525	\$220,000				
19	1928 West Lake Shore Drive	Capital	9/1/2017	\$299,991	\$288,000	548	1950	.87 Acres	55
20	10 Waters Edge Blvd	Capital	9/8/2017	\$165,687	\$320,000	670	2346	42970 Sq Ft	5
21	2312 West Lake Shore Drive	Woodside	9/29/2017	\$339,417	\$445,000	59	2350	1.6 Acres	63
22	32 Hickory Point	Woodside	9/29/2017	\$721,170	\$838,400	0	5777	.64 Acres	24
23	9 Sycamore Lane	Capital	10/4/2017	\$309,012	\$31,000		1719	50.094 Sq Ft	65
24	51 Fairview Lane	Capital	10/20/2017	\$243,918	\$250,000	234	2076	19602 Sq Ft	62
25	62 West Fairview Lane	Capital	10/27/2017	\$601,596	\$650,000	231	4141	40024 Sq Ft	18
26	116 S Fox Mill Lane	Capital	10/30/2017	\$499,377	\$360,000	143	3304	57586 Sq Ft	50
27	71 Linden Lane	Capital	11/10/2017	\$785,916	\$640,000	240	7613	47480 Sq Ft	67
28	18 Island Bay	Woodside	11/17/2017	\$914,449	\$1,200,000	287	5755	3.15 Acres	11
29	220 Maple Grove Lane	Capital	11/24/2017	\$504,573	\$475,000	30	3848	89.9x318.6x133.6x32	68
30	20 Pickering Lane	Rochester	11/27/2018	\$478,623	\$475,000	30	5291	1.57 Acres	40
31	25 Hawthorne Ln	Capital	12/4/2017	\$226,800	\$275,000	281	3519	43,054 Sq Ft	66

47 Fairview Susan Day



**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
	<b>Total Sales Volume</b>			<b>\$10,275,203</b>	<b>\$11,644,400</b>				

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Home Sales Data for 2014  
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>
32 Villa Grove	Woodside	2/28/2014	\$363,348	\$41,698	165	4361	1.67 Acres	
39 Forest Ridge	Capital	3/27/2014	\$147,435	\$375,000	0	N/A	1.8 Acres	LOT
33 S. Hazel Dell	Capital	4/15/2014	\$180,900	\$286,000	0	2423	0.35 Acres	55
38 Hazel Dell	Woodside	4/24/2014	\$344,751	\$323,000	365	3230	188x244x257x39	
25 Fairview	Woodside	4/30/2014	\$257,601	\$282,000	8	3200	0.52 Acres	
61 W. Hazel Dell	Woodside	5/20/2014	\$164,370	\$147,500	409	2276	1.29 Acres	
1201 E. Lake Shore Dr.	Capital	5/23/2014	\$615,693	\$740,000	157	5486	1.43 Acres	11
19 Cottage Grove	Rochester	5/30/2014	\$199,353	\$285,000	4	2160	0.95 Acres	41
824 E. Lake Shore Dr.	Capital	6/2/2014	\$732,759	\$735,000	335	3500	1.06 Acres	5
42 N. Fox Mill	Woodside	6/13/2014	\$237,813	\$240,000	32	2856	118x218	64
212 Maple Grove	Woodside	6/16/2014	\$349,947	\$313,500	38	2266	0.78 Acres	52
9 Waters Edge #15	Capital	6/16/2014	\$371,211	\$349,900	145	2300		2
168 Maple Grove	Woodside	7/8/2014	\$296,034	\$435,000	331	3600	0.78 Acres	48
152 E. Hazel Dell	Woodside	7/14/2014	\$327,306	\$392,500	6	3287	0.72 Acres	75
10 The Blms Lane	Ball	7/23/2014	\$174,999	\$159,900	10	1394	0.88 Acres	68
13 W. Fairview	Capital	8/1/2014	\$537,726	\$710,000	59	5000	1.93 Acres	19
208 E. Hazel Dell	Woodside	8/1/2014	\$279,861	\$275,000	312	2400	63x267x90x254	48
9 Hazel Dell	Woodside	8/21/2014	\$277,368	\$265,000	155	1896	1.32 Acres	45
128 Maple Grove	Woodside	8/21/2014	\$259,797	\$214,000	0	1915	0.68 Acres	
46 N. Fox Mill	Woodside	8/22/2014	\$228,801	\$211,000	315	3124	120x116x90x5x6	75
72 E. Hazel Dell Ln	Woodside	8/29/2014	\$236,184	\$155,000	521	2170	0.52 Acres	65
42 N. Cotton Hill	Ball	9/5/2014	\$197,382	\$595,000	89	5749	1.13 Acres	2
48 W. Fairview	Capital	9/8/2014	\$608,037	\$650,000	62	4857	1.79 Acres	20
7 Forest Ridge	Ball	9/12/2014	\$243,084	\$270,000	36	2800	131x242x146x26	60
2345 E. Lake Shore Dr.	Ball	9/16/2014	\$252,363	\$304,000	13	2697	3.47 Acres	43
22 W. Fairview Ln.	Woodside	10/3/2014	\$300,474	\$330,000	1073	3703		49
33 Oak Ln.	Capital	10/6/2014	\$487,776	\$533,000	57	4045	1.42 Acres	
1337 E. Lake Shore	Capital	10/17/2014	\$379,737	\$430,000	7	2852		54
97 Linden Lané	Capital	10/17/2014	\$430,080	\$545,000	708	3219	145x315x361x85	43
22 N. Villa Grove	Capital	10/24/2014	\$264,219	\$300,000	43	3216		35
36 Maple Grove	Woodside	10/31/2014	\$285,576	\$380,000	63	2715	1.31 Acres	
69 W. Hazel Dell	Capital	11/18/2014	\$159,783	\$195,000	154	2627	1.73 Acres	
31 Forest Ridge	Capital	11/24/2014	\$540,852	\$592,500	46	4559	1.95 Acres	
39 Orchard Lane	Capital	12/8/2014	\$534,702	\$600,000	126	4220		28
26 Hazel Dell	Capital	12/19/2014	\$277,494	\$175,000	523	3087		66
<b>Total Sales Volume</b>			<b>\$11,544,816</b>	<b>\$12,835,498</b>				