

SUMMIT

APRIL 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	16-18 EDGAR ST	Colonial	\$399,000	\$390,000	\$244,400	4/1/2011	94	97.74%	1.60
2	8 HARVEY CT	Ranch	\$469,000	\$452,500	\$213,800	4/1/2011	129	96.48%	2.12
3	115 ASHWOOD AVE	Colonial	\$549,000	\$549,000	\$269,300	4/1/2011		100.00%	2.04
4	80 PINE GROVE AVE	Colonial	\$1,195,000	\$1,100,000	\$431,100	4/1/2011	6	92.05%	2.55
5	124 MORRIS AVE	Colonial	\$399,900	\$395,000	\$149,800	4/4/2011	219	98.77%	2.64
6	38 DRUM HILL DR	Colo/SplitLev	\$1,650,000	\$1,500,000	\$621,400	4/5/2011		90.91%	2.41
7	20 HENRY ST	Colonial	\$390,000	\$370,000	\$184,900	4/12/2011	129	94.87%	2.00
8	219 SUMMIT AVE	CapeCod	\$599,000	\$625,000	\$397,100	4/15/2011	10	104.34%	1.57
9	65 ASHLAND RD	Colonial	\$719,000	\$735,000	\$278,700	4/15/2011	4	102.23%	2.64
10	67-73 NEW ENGLAND AVE, 73D	SeeRem	\$599,000	\$580,000	\$245,000	4/18/2011	162	96.83%	2.37
11	89 KENT PLACE BLVD	Colonial	\$1,200,000	\$1,070,000	\$403,800	4/18/2011	66	89.17%	2.65
12	1 BLACKBURN PL	Tudor	\$1,425,000	\$1,353,000	\$592,500	4/20/2011	33	94.95%	2.28
13	26 LENOX RD	Colonial	\$5,000,000	\$3,965,000	\$2,278,700	4/26/2011	72	79.30%	1.74
14	11 EUCLID AVE APT 4C	HighRise	\$379,900	\$380,000	\$207,500	4/27/2011	55	100.03%	1.83
15	209 KENT PLACE BLVD	Colonial	\$624,900	\$610,000	\$302,400	4/28/2011	55	97.62%	2.02
AVERAGE			\$1,039,913	\$938,300			80	95.69%	2.16

CURRENT **"ACTIVE"** LISTINGS IN SUMMIT

AS OF MAY 13, 2011

NUMBER OF UNITS: 127

AVERAGE LIST PRICE: \$1,079,844

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 2.44

AVERAGE DAYS ON MARKET: 56

CURRENT **"UNDER CONTRACT"** LISTINGS IN SUMMIT

AS OF MAY 13, 2011

NUMBER OF UNITS: 55

AVERAGE LIST PRICE: \$ 1,189,596

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 2.41

AVERAGE DAYS ON MARKET: 55

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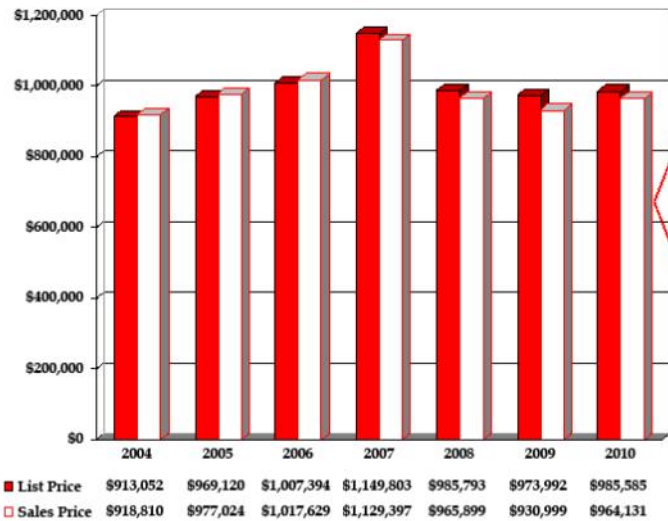
FLASHBACK!!!!
APRIL 2010 YTD:
AVG YTD Sales Price: \$847,385
DOM: 74
#Units YTD: 52
SP:AV 2.15

Summit 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$545,192	\$875,889	\$749,460	\$1,039,913									\$809,135
Average Sales Price	\$529,125	\$849,056	\$744,130	\$938,300									\$769,166
Days on Market	61	71	79	80									73
% of List Price to Sales Price	98.06%	96.63%	98.01%	95.69%									97.10%
Sales Price to Assessed Value	2.01	2.23	2.14	2.16									2.13
# Units Sold	12	9	15	15									51

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Average List Price and Sales Price

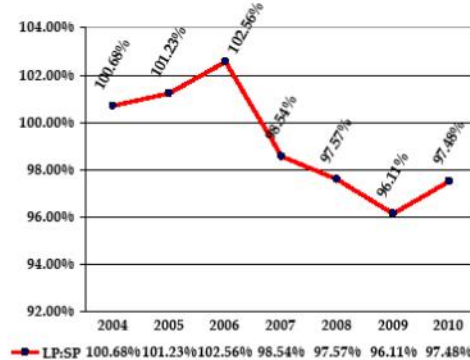


SALES PRICE TO ASSESSED VALUE RATIOS:

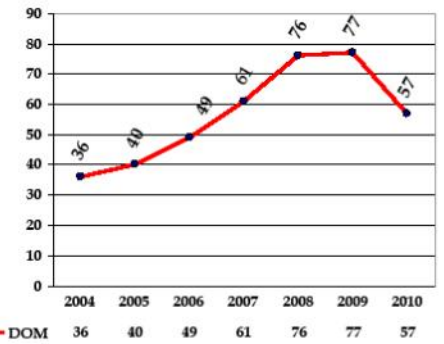
2004	2.24
2005	2.48
2006	2.56
2007	2.61
2008	2.37
2009	2.19
2010	2.22

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Average Percentage of Sales Price to List Price



Average Days on Market



NUMBER OF UNITS SOLD EACH YEAR:

2004	334
2005	276
2006	274
2007	292
2008	245
2009	221
2010	271

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