

Summit August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	38 TWOMBLY DR	Ranch	\$710,000	\$665,000	\$394,300	8/2/2010	24	93.66%	1.69
2	13 WALLACE RD	SplitLev/Colo	\$799,000	\$770,000	\$335,100	8/2/2010	99	96.37%	2.30
3	13 OAK KNOLL RD	Tudor	\$955,000	\$950,000	\$452,300	8/2/2010	55	99.48%	2.10
4	76 PROSPECT HILL AVENUE	Tudor /Colo	\$1,795,000	\$1,795,000	\$1,026,900	8/2/2010	39	100.00%	1.75
5	31 LENOX RD	Colonial	\$2,995,000	\$2,850,000	\$1,190,600	8/2/2010	6	95.16%	2.39
6	118 BALTUSROL RD	Colonial	\$979,000	\$940,000	\$500,000	8/5/2010	59	96.02%	1.88
7	111 COLT RD	Colonial	\$1,225,000	\$1,175,000	\$730,800	8/5/2010	83	95.92%	1.61
8	57 HOBART AVE	Victrian	\$1,099,000	\$1,037,000	\$387,300	8/6/2010	50	94.36%	2.68
9	53 Parkview Terrace	Colonial	\$849,000	\$885,000	\$364,200	8/10/2010	5	104.24%	2.43
10	41 BLACKBURN PL	Colonial	\$1,650,000	\$1,765,000	\$558,000	8/11/2010	5	106.97%	3.16
11	11 OAKLAWN RD	Colonial	\$829,000	\$823,000	\$361,800	8/12/2010	12	99.28%	2.27
12	41 SWEETBRIAR Drive	SplitLev	\$969,000	\$937,500	\$443,600	8/12/2010	8	96.75%	2.11
13	22 HOBART RD	Colonial	\$3,200,000	\$3,200,000	\$1,337,900	8/12/2010	2	100.00%	2.39
14	9 IRVING PL		\$695,000	\$653,000	\$264,500	8/16/2010	30	93.96%	2.47
15	145 ASHLAND ROAD	Tudor	\$865,000	\$850,000	\$373,400	8/16/2010	36	98.27%	2.28
16	157 BELLEVUE AVE	Colonial	\$850,000	\$750,000	\$592,900	8/18/2010	77	88.24%	1.26
17	61 OAK RIDGE AVE	Tudor	\$1,550,000	\$1,450,000	\$588,400	8/18/2010	90	93.55%	2.46
18	768 Springfield Ave	TwnIntUn	\$347,000	\$327,000	\$143,500	8/20/2010	56	94.24%	2.28
19	15 CLARK ST	Colonial	\$479,900	\$470,000	\$168,700	8/20/2010	41	97.94%	2.79
20	39 MORRIS AVE	Ranch	\$532,000	\$529,900	\$183,200	8/20/2010	385	99.61%	2.89
21	7 MOUNT VERNON AVE	Colonial	\$589,000	\$600,000	\$265,900	8/20/2010	44	101.87%	2.26
22	55 DALE DR	Bi-Level	\$799,000	\$785,000	\$366,100	8/20/2010	17	98.25%	2.14
23	188 MOUNTAIN AVE	Colonial	\$810,000	\$800,000	\$411,300	8/20/2010	28	98.77%	1.95
24	17 HUNTLEY RD	Ranch	\$375,000	\$360,000	\$150,200	8/23/2010	30	96.00%	2.40
25	7 MANOR HILL RD	Custom	\$1,224,000	\$1,310,000	\$448,800	8/23/2010	6	107.03%	2.92

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
26	2 OAKLAND PL	Colonial	\$1,099,000	\$1,018,000	\$481,600	8/25/2010	86	92.63%	2.11
27	232 BLACKBURN RD	SplitLev	\$669,000	\$640,000	\$328,900	8/27/2010	228	95.67%	1.95
28	11 DE BARY PL	Colonial	\$1,100,000	\$1,149,000	\$460,300	8/27/2010	16	104.45%	2.50
29	8 WOODCROFT RD	Colonial	\$1,175,000	\$1,150,000	\$568,600	8/27/2010	14	97.87%	2.02
30	99 MORRIS AVE	Bi-Level	\$469,900	\$495,000	\$166,600	8/30/2010	30	105.34%	2.97
31	18 WARWICK RD	Tudor	\$1,195,000	\$1,130,000	\$621,500	8/30/2010	29	94.56%	1.82
32	49 OAK RIDGE AVE	Colonial	\$1,200,000	\$1,271,400	\$569,600	8/30/2010	50	105.95%	2.23
33	91F SPRINGFIELD AVE	TwnEndUn	\$499,000	\$460,000	\$215,300	8/31/2010	55	92.18%	2.14
AVERAGES			\$1,047,782	\$1,030,024			54	98.02%	2.26

Average Days on Market	54
Average List Price	\$1,047,782
Average Sales Price	\$1,030,024
% of List Price to Sales Price	98.02%
Sales Price to Assessed Value Ratio	2.26
# of Units for the Month	33

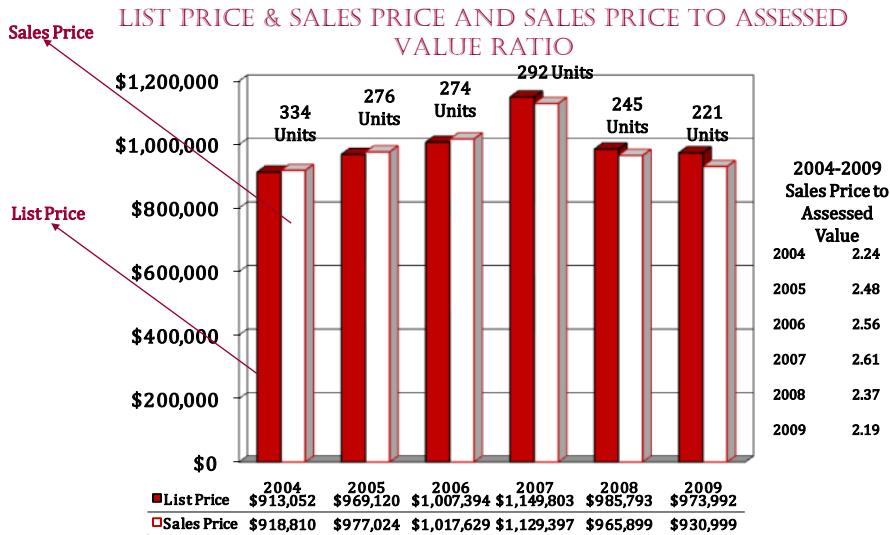


FLASHBACK!!!!
August 2009 YTD:
AVG YTD Sales Price: \$928,218
DOM: 66
#Units YTD: 141
SP:AV 2.18

Summit 2010 Year to Date Market Trends

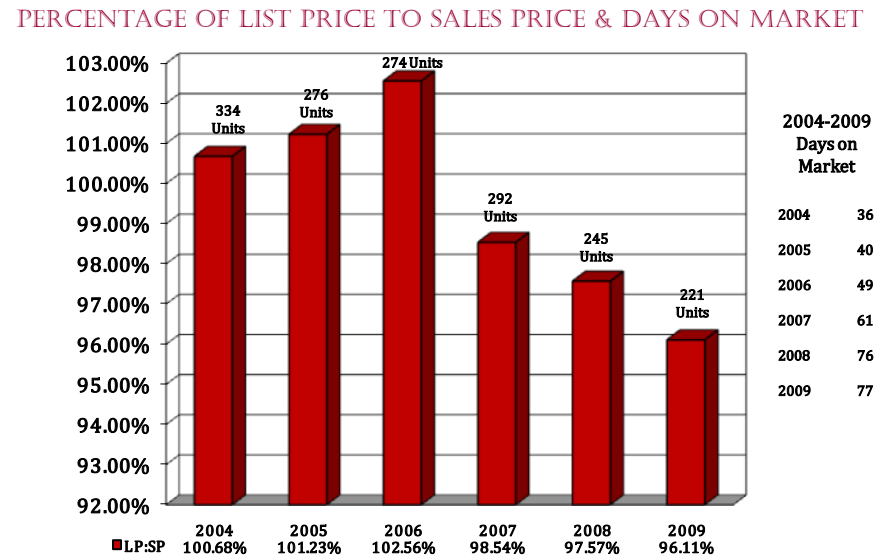
	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$741,225	\$669,100	\$783,644	\$1,053,970	\$875,800	\$1,061,456	\$1,142,730	\$1,047,782					\$989,324
Average Sales Price	\$699,492	\$659,875	\$768,722	\$1,020,548	\$842,073	\$1,045,224	\$1,119,270	\$1,030,024					\$969,379
Days on Market	119	74	68	56	59	39	48	54					55
% of List Price to Sales Price	94.21%	98.55%	98.57%	96.65%	96.93%	98.57%	97.27%	98.02%					97.52%
Assessed Value to Sales Price	2.08	1.94	2.17	2.23	2.13	2.32	2.24	2.26					2.22
# Units Sold	12	8	9	23	31	50	30	33					196

Summit Market Averages 2004-2009



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

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Brought to you by Vanessa Pollock & Her Team of Associates