

## Summit **December 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	97 PINE GROVE AVE	Colonial	\$1,350,000	\$1,425,000	\$588,500	12/1/2010	5	105.56%	2.42
2	7 PLAIN ST	FixrUppr	\$330,000	\$325,000	\$184,100	12/8/2010	22	98.48%	1.77
3	14 CLARK ST	Ranch	\$369,000	\$350,000	\$146,700	12/10/2010	145	94.85%	2.39
4	20 SUNSET DR	Colonial	\$2,670,000	\$2,550,000	\$0	12/13/2010	162	95.51%	
5	53 HIGH ST	Colonial	\$1,195,000	\$1,195,000	\$393,200	12/14/2010	10	100.00%	3.04
6	28 GLENSIDE AVE	Colonial	\$369,000	\$355,000	\$159,900	12/16/2010	59	96.21%	2.22
7	67 VALLEY VIEW AVE	Colonial	\$1,350,000	\$1,275,000	\$634,000	12/16/2010	29	94.44%	2.01
8	22 WINCHESTER RD	Colonial	\$1,719,000	\$1,670,000	\$855,500	12/16/2010	65	97.15%	1.95
9	76 DIVISION AVE	Colonial	\$635,000	\$635,000	\$261,900	12/17/2010	11	100.00%	2.42
10	17 SAYRE ST	Colonial	\$739,000	\$650,000	\$305,400	12/17/2010	119	87.96%	2.13
11	30 Blackburn Road	Colo/Cust	\$849,000	\$815,000	\$362,900	12/20/2010	111	96.00%	2.25
12	122 Orchard Street	Ranch /Cust	\$280,000	\$259,000	\$135,300	12/21/2010	112	92.50%	1.91
13	777 SPRINGFIELD AVE APT 15	TwnIntUn	\$350,000	\$342,500	\$180,100	12/22/2010	105	97.86%	1.90
14	16 FAIRVIEW AVE	Colonial	\$699,000	\$695,000	\$270,000	12/22/2010	105	99.43%	2.57
<b>AVERAGES</b>			<b>\$921,714</b>	<b>\$895,821</b>			<b>76</b>	<b>96.85%</b>	<b>2.23</b>

<b>Average Days on Market</b>	<b>76</b>
<b>Average List Price</b>	<b>\$921,714</b>
<b>Average Sales Price</b>	<b>\$895,821</b>
<b>% of List Price to Sales Price</b>	<b>96.85%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>2.22</b>
<b># of Units for the Month</b>	<b>14</b>

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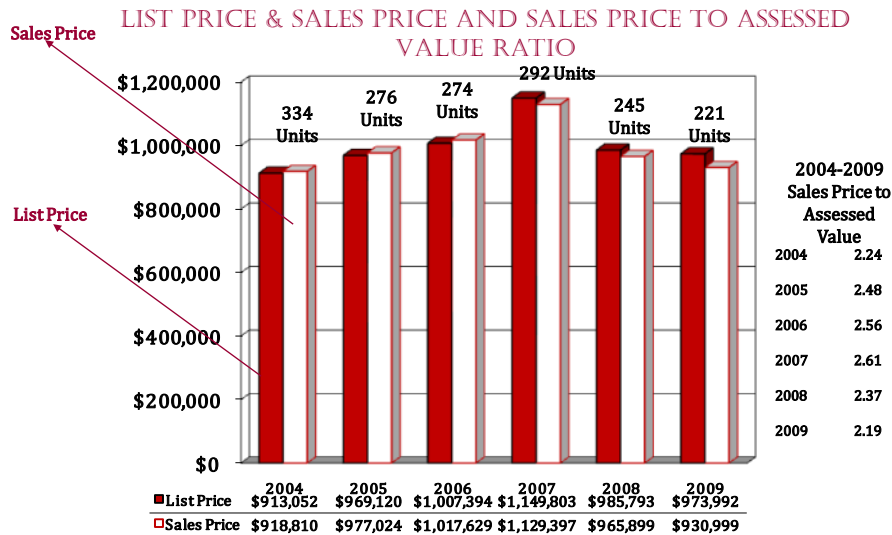
Not intended to solicit a property already listed.

**FLASHBACK!!!!**  
**December 2009 YTD:**  
**AVG YTD Sales Price: \$930,999**  
**DOM: 77**  
**#Units YTD: 221**  
**SP:AV 2.19**

**Summit 2010 Year to Date Market Trends**

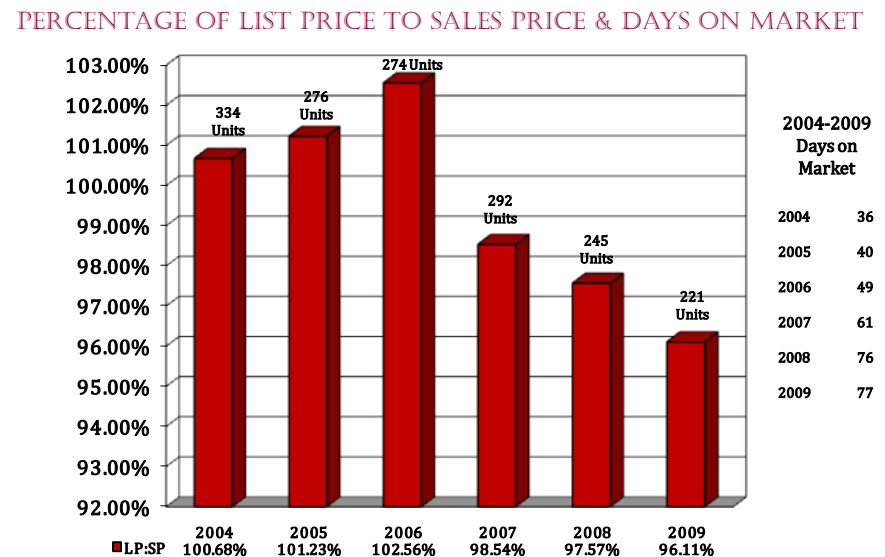
	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$741,225	\$669,100	\$783,644	\$1,053,970	\$875,800	\$1,061,456	\$1,142,730	\$1,047,782	\$1,134,577	\$1,124,808	\$796,112	\$921,714	\$985,585
Average Sales Price	\$699,492	\$659,875	\$768,722	\$1,020,548	\$842,073	\$1,045,224	\$1,119,270	\$1,030,024	\$1,114,205	\$1,073,692	\$779,585	\$895,821	\$964,131
Days on Market	119	74	68	56	59	39	48	54	61	57	54	76	57
% of List Price to Sales Price	94.21%	98.55%	98.57%	96.65%	96.93%	98.57%	97.27%	98.02%	98.76%	95.73%	97.29%	96.85%	97.48%
Assessed Value to Sales Price	2.08	1.94	2.17	2.23	2.13	2.32	2.24	2.26	2.25	2.14	2.25	2.23	2.22
# Units Sold	12	8	9	23	31	50	30	33	22	13	26	14	271

**Summit Market Averages 2004-2009**



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

**Summit Market Averages 2004-2009**



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