

Summit **October 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	133 SUMMIT AVE APT 5	OneFloor	\$332,500	\$319,500	\$0	10/1/2010	93	96.09%	
2	41 DRUID HILL RD	Colonial/Tud	\$1,695,000	\$1,670,000	\$845,300	10/1/2010	126	98.53%	1.98
3	190 MOUNTAIN AVE	Colonial	\$1,595,000	\$1,525,000	\$250,900	10/7/2010	71	95.61%	6.08
4	49 BELLEVUE AVE	Colonial	\$3,695,000	\$3,375,000	\$1,138,200	10/8/2010	0	91.34%	2.97
5	274 WOODLAND AVE	CapeCod	\$375,000	\$360,000	\$222,000	10/20/2010	45	96.00%	1.62
6	6 PLAIN ST	Colonial/Cott	\$285,000	\$272,500	\$158,400	10/22/2010	15	95.61%	1.72
7	54 NEW ENGLAND AVE UNIT2-2	TwnEndUn	\$465,000	\$416,000	\$216,500	10/27/2010	21	89.46%	1.92
8	15 Warwick Road	Colonial	\$1,329,000	\$1,425,000	\$807,500	10/28/2010	15	107.22%	1.76
9	25 COLT RD	Colonial	\$1,499,000	\$1,400,000	\$679,500	10/28/2010	9	93.40%	2.06
10	82 ASHWOOD AVE	Colonial	\$449,000	\$410,000	\$217,100	10/29/2010	102	91.31%	1.89
11	19 IRIS RD	CapeCod	\$589,000	\$570,000	\$213,700	10/29/2010	159	96.77%	2.67
12	88 TULIP ST	Colonial	\$665,000	\$655,000	\$261,200	10/29/2010	84	98.50%	2.51
13	189 BLACKBURN RD	Colonial	\$1,649,000	\$1,560,000	\$629,900	10/29/2010	0	94.60%	2.48
AVERAGES			\$1,124,808	\$1,073,692			57	95.73%	2.47

Average Days on Market	57
Average List Price	\$1,124,808
Average Sales Price	\$1,073,692
% of List Price to Sales Price	95.73%
Sales Price to Assessed Value Ratio	2.47
# of Units for the Month	13

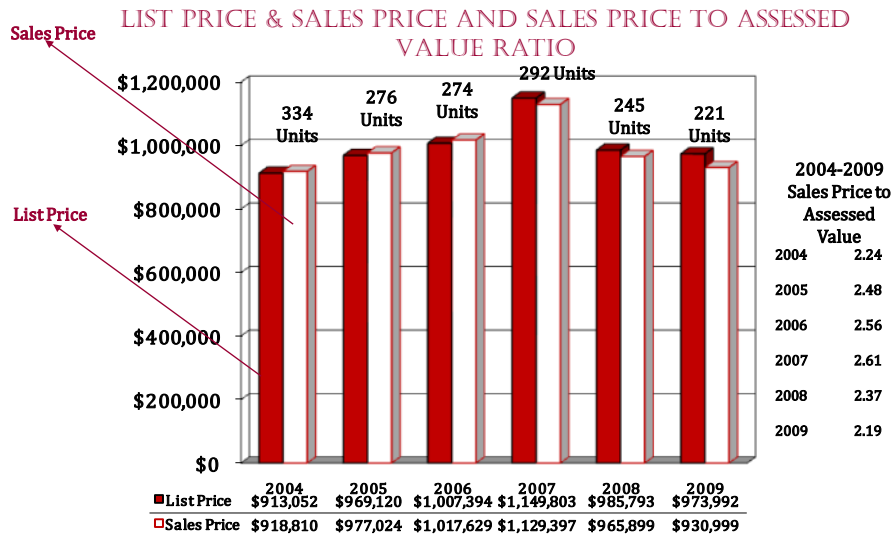
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FLASHBACK!!!!
October 2009 YTD:
AVG YTD Sales Price: \$906,685
DOM: 68
#Units YTD: 180
SP:AV 2.17

Summit 2010 Year to Date Market Trends

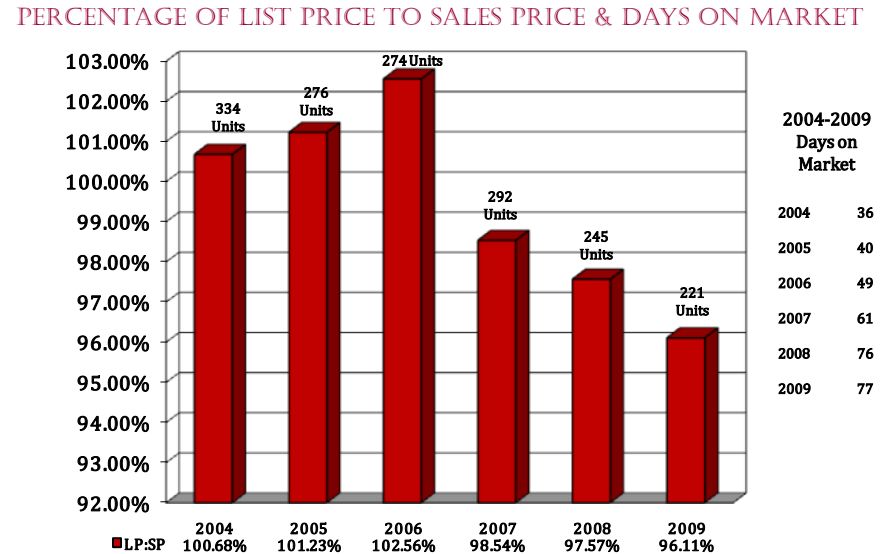
	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$741,225	\$669,100	\$783,644	\$1,053,970	\$875,800	\$1,061,456	\$1,142,730	\$1,047,782	\$1,134,577	\$1,124,808			\$1,010,782
Average Sales	\$699,492	\$659,875	\$768,722	\$1,020,548	\$842,073	\$1,045,224	\$1,119,270	\$1,030,024	\$1,114,205	\$1,073,692			\$989,043
Days on Mar-	119	74	68	56	59	39	48	54	61	57			55
% of List Price	94.21%	98.55%	98.57%	96.65%	96.93%	98.57%	97.27%	98.02%	98.76%	95.73%			97.54%
Assessed Value to Sales Price	2.08	1.94	2.17	2.23	2.13	2.32	2.24	2.26	2.25	2.47			2.24
# Units Sold	12	8	9	23	31	50	30	33	22	13			231

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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Brought to you by Vanessa Pollock & Her Team of Associates