

Summit **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	10 VALEMONT WAY	Colonial	\$519,900	\$500,000	\$130,400	9/1/2010	63	96.17%	3.83
2	256 WOODLAND AVE	Colonial	\$599,000	\$599,000	\$230,900	9/1/2010	16	100.00%	2.59
3	32 LOCUST DR	CapeCod	\$739,000	\$715,000	\$251,000	9/1/2010	25	96.75%	2.85
4	15 HIGHLAND DR	Colonial	\$1,399,000	\$1,399,000	\$630,800	9/2/2010	14	100.00%	2.22
5	199 SUMMIT AVE	Colonial	\$1,695,000	\$1,600,000	\$935,300	9/2/2010	129	94.40%	1.71
6	17 ASHLAND RD	Bungalow	\$769,000	\$780,000	\$280,100	9/3/2010	28	101.43%	2.78
7	14 ROWAN RD	Ranch	\$799,000	\$725,000	\$422,700	9/8/2010	135	90.74%	1.72
8	129 TULIP ST	Tudor	\$895,000	\$960,000	\$452,900	9/8/2010	9	107.26%	2.12
9	156 BEECHWOOD RD	Colonial	\$1,900,000	\$1,900,000	\$838,700	9/10/2010	33	100.00%	2.27
10	73 RIVER RD	Bungalow	\$339,000	\$315,000	\$158,600	9/13/2010	128	92.92%	1.99
11	13 EGGERS COURT	TwnIntUn	\$749,000	\$730,000	\$0	9/13/2010	280	97.46%	
12	7 HUNTLEY RD	Colonial	\$560,000	\$545,000	\$251,200	9/15/2010	17	97.32%	2.17
13	101 HILLCREST AVE	Colonial	\$2,200,000	\$2,150,000	\$884,700	9/15/2010	11	97.73%	2.43
14	13 COLONY CT	Colonial/Tud	\$789,000	\$815,000	\$378,500	9/23/2010	54	103.30%	2.15
15	43 CLARK ST	Ranch	\$219,900	\$229,000	\$149,800	9/24/2010	16	104.14%	1.53
16	40 PARKVIEW TER	CapeCod	\$430,000	\$430,000	\$300,200	9/24/2010	62	100.00%	1.43
17	800 OLD SPRINGFIELD AVE	TwnIntUn	\$269,900	\$255,000	\$106,600	9/28/2010	78	94.48%	2.39
18	49 MONTROSE AVE	Ranch	\$469,000	\$525,000	\$246,500	9/28/2010	9	111.94%	2.13
19	229 ASHLAND RD	Colonial	\$1,575,000	\$1,500,000	\$674,100	9/29/2010	0	95.24%	2.23
20	106 PROSPECT ST	Colonial	\$3,595,000	\$3,500,000	\$295,200	9/29/2010	76	97.36%	
21	46 VALLEY VIEW AVE	Colonial	\$1,250,000	\$1,200,000	\$590,900	9/30/2010	61	96.00%	2.03
22	50 FERNWOOD RD	Colonial	\$3,200,000	\$3,140,520	\$1,282,800	9/30/2010	91	98.14%	2.45
	AVERAGES		\$1,134,577	\$1,114,205			61	98.76%	2.25

Average Days on Market	61
Average List Price	\$1,134,557
Average Sales Price	\$1,114,205
% of List Price to Sales Price	98.76%
Sales Price to Assessed Value Ratio	2.25
# of Units for the Month	22

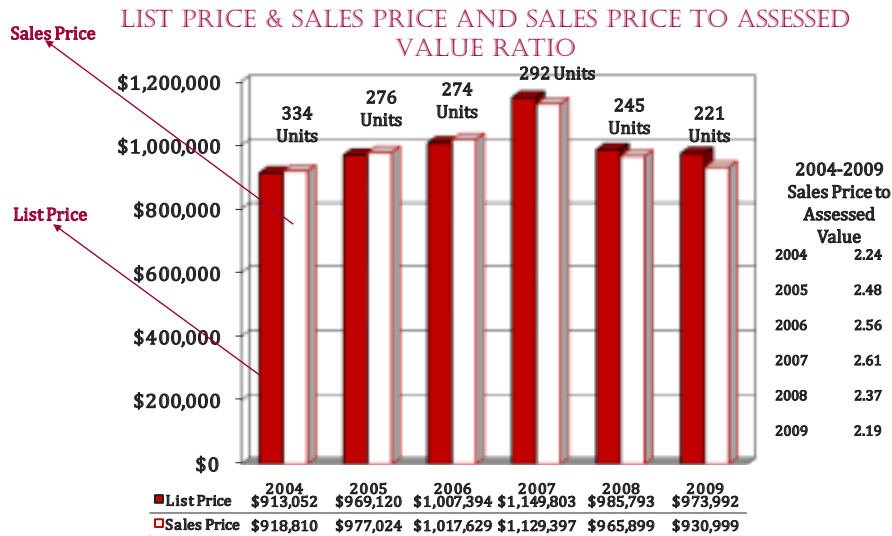


FLASHBACK!!!!
September 2009 YTD:
AVG YTD Sales Price: \$929,337
DOM: 70
#Units YTD: 164
SP:AV 2.16

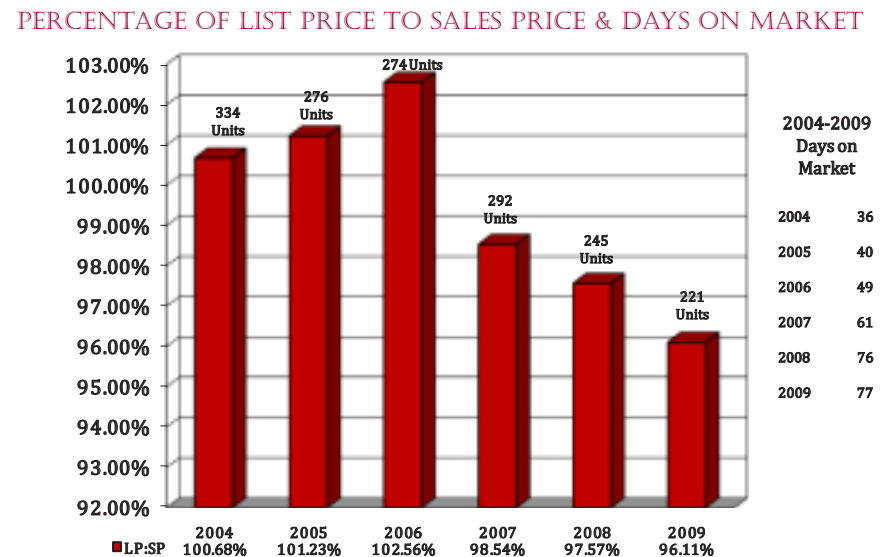
Summit 2010 Year to Date Market Trends

	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				\$1,003,983
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				\$983,995
Days on Market	119	74	68	56	59	39	48	54	61				55
% of List Price to Sales Price	94.21%	98.55%	98.57%	96.65%	96.93%	98.57%	97.27%	98.02%	98.76%				97.65%
Assessed Value to Sales Price	2.08	1.94	2.17	2.23	2.13	2.32	2.24	2.26	2.25				2.23
# Units Sold	12	8	9	23	31	50	30	33	22				218

Summit Market Averages 2004-2009



Summit Market Averages 2004-2009



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

© 2004-2010 Copyright Protected. All Rights Reserved

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

Brought to you by Vanessa Pollock & Her Team of Associates