

Summit **November 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	96 W END AVE	Colonial/Cont	\$849,000	\$782,000	\$306,600	11/1/2010	49	92.11%	2.55
2	2 SILVER LAKE DR	Colonial	\$1,265,000	\$1,266,000	\$622,100	11/1/2010	7	100.08%	2.04
3	768 SPRINGFIELD AVE	TwnIntUn	\$339,900	\$326,000	\$143,500	11/2/2010	35	95.91%	2.27
4	39 PLAIN ST	Colonial	\$929,000	\$933,500	\$94,800	11/2/2010		100.48%	
5	14 HILLCREST AVE	Colonial	\$750,000	\$987,000	\$546,800	11/5/2010	8	131.60%	1.81
6	140 ASHLAND RD	Colonial	\$895,500	\$875,000	\$455,400	11/8/2010	16	97.71%	1.92
7	92 Fernwood Road	Ranch	\$750,000	\$750,000	\$348,600	11/9/2010	25	100.00%	2.15
8	2 OAK KNOLL RD	Tudor	\$1,195,000	\$1,250,605	\$548,200	11/9/2010	6	104.65%	2.28
9	15 VALEMONT WAY	CapeCod	\$465,000	\$460,000	\$219,800	11/12/2010	25	98.92%	2.09
10	15 HARTLEY RD	SplitLev	\$589,000	\$570,000	\$235,400	11/12/2010	37	96.77%	2.42
11	10 WALDRON AVE	Colonial	\$600,000	\$482,500	\$341,200	11/12/2010	131	80.42%	1.41
12	10 MADISON AVE	Colonial	\$995,000	\$1,066,000	\$408,200	11/12/2010	12	107.14%	2.61
13	34 BEDFORD ROAD	Colonial	\$969,000	\$975,000	\$468,800	11/15/2010	17	100.62%	2.08
14	133 SUMMIT AVE	FirstFlr	\$325,000	\$285,000	\$4,952,200	11/16/2010	132	87.69%	
15	72 CANOE BROOK PKWY	Ranch	\$589,000	\$570,000	\$229,200	11/16/2010	29	96.77%	2.49
16	87 MOUNTAIN AVE	Colonial	\$799,000	\$799,000	\$302,200	11/16/2010	20	100.00%	2.64
17	2 COLONY DR	Tudor	\$1,175,000	\$1,150,000	\$446,000	11/16/2010	43	97.87%	2.58
18	151 Oak Ridge Ave	Tudor	\$1,395,000	\$1,295,000	\$735,000	11/16/2010	19	92.83%	1.76
19	8 DE BARY PL	Colonial	\$1,050,000	\$960,000	\$398,100	11/17/2010	52	91.43%	2.41
20	10 GARDEN RD	SplitLev	\$757,000	\$650,000	\$330,500	11/19/2010		85.87%	1.97
21	181 KENT PLACE BLVD	Colonial	\$1,395,000	\$1,306,605	\$553,600	11/22/2010	14	93.66%	2.36
22	133 Summit Avenue Unit 20	OneFloor	\$279,000	\$255,000	\$0	11/23/2010	319	91.40%	
23	417 MORRIS AVE APT 39	TwnIntUn	\$310,000	\$285,000	\$112,300	11/23/2010	84	91.94%	2.54
24	165 KENT PLACE BLVD	Tudor	\$825,000	\$800,000	\$345,800	11/23/2010	60	96.97%	2.31
25	412 MORRIS AVE Unit 51	OneFloor	\$329,500	\$322,500	\$130,000	11/30/2010	109	97.88%	2.48
26	42 PARKVIEW TER	Colonial	\$879,000	\$867,500	\$351,600	11/30/2010	51	98.69%	2.47
	AVERAGES		\$796,112	\$779,585			54	97.29%	2.25

Average Days on Market	54
Average List Price	\$796,112
Average Sales Price	\$779,585
% of List Price to Sales Price	97.29%
Sales Price to Assessed Value Ratio	2.25
# of Units for the Month	26

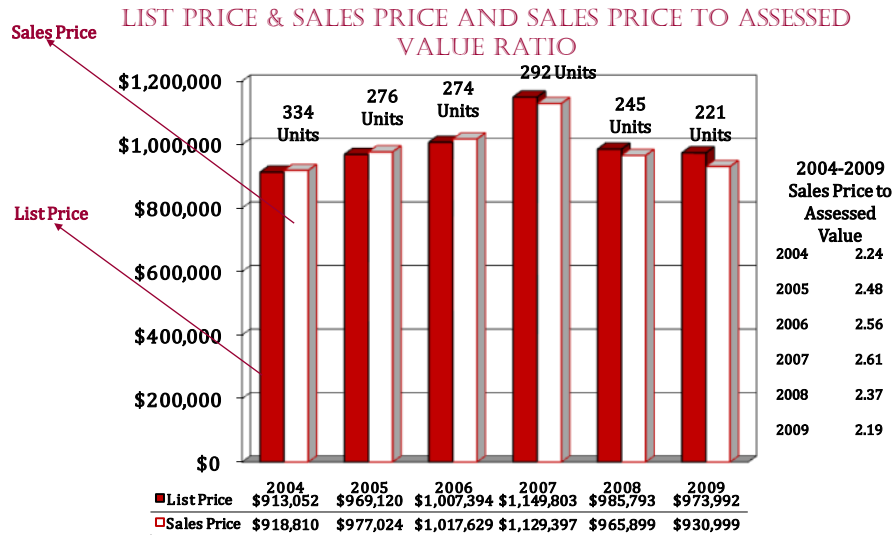
Not intended to solicit a property already listed.

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

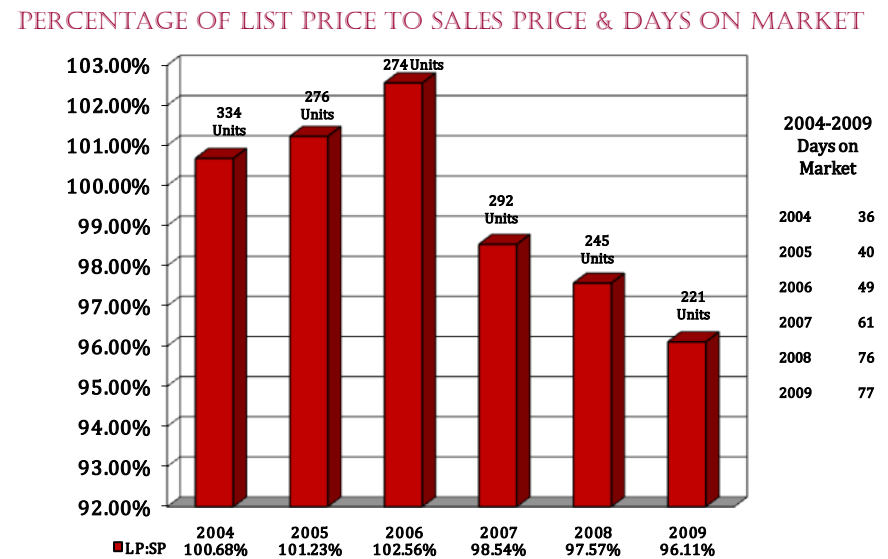
Summit 2010 Year to Date Market Trends

	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	\$796,112		\$989,065
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		\$967,852
Days on Market	119	74	68	56	59	39	48	54	61	57	54		56
% 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%		97.52%
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		2.22
# Units Sold	12	8	9	23	31	50	30	33	22	13	26		257

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.

Brought to you by Vanessa Pollock & Her Team of Associates

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