

# Summit April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	133 Summit Avenue Unit 16A	OneFloor	\$172,500	\$150,000	\$0	4/1/2010	10	86.96%	
2	20 Sayre St	FixrUppr	\$399,999	\$310,000	\$187,100	4/1/2010	66	77.50%	1.66
3	18 Stony Hill Ct	CapeCod	\$629,000	\$619,000	\$300,700	4/1/2010	7	98.41%	2.06
4	390 Morris Ave Unit 26	OneFloor	\$319,000	\$288,000	\$106,500	4/2/2010	85	90.28%	2.70
5	43 Plain St	Colonial	\$839,000	\$800,000	\$0	4/5/2010	118	95.35%	
6	85 Hillcrest Ave	Colonial	\$2,725,000	\$2,550,000	\$1,340,700	4/5/2010	134	93.58%	1.90
7	75 Tanglewood Dr.	Colonial	\$1,250,000	\$1,110,000	\$541,400	4/6/2010	95	88.80%	2.05
8	105 Essex Rd	Ranch	\$735,000	\$836,000	\$306,800	4/8/2010	130	113.74%	2.72
9	768 Springfield Ave C6	TwnIntUn	\$339,900	\$327,000	\$143,500	4/9/2010	15	96.20%	2.28
10	197 Blackburn Rd	Colonial	\$1,795,000	\$1,700,000	\$884,800	4/9/2010	84	94.71%	1.92
11	37 Druid Hill Rd	Tudor	\$2,100,000	\$2,100,000	\$798,000	4/9/2010	0	100.00%	2.63
12	132 Rotary Drive	Colonial	\$1,650,000	\$1,650,000	\$968,600	4/14/2010	7	100.00%	1.70
13	768 Springfield Ave B6	TwnIntUn	\$339,000	\$300,000	\$143,500	4/15/2010	35	88.50%	2.09
14	12 Lowell Avenue	Colonial	\$524,900	\$505,000	\$232,700	4/16/2010	88	96.21%	2.17
15	22 Harvey Dr	Ranch	\$570,000	\$600,000	\$261,500	4/19/2010	20	105.26%	2.29
16	417 Morris Ave	TwnEndUn	\$320,000	\$315,000	\$123,400	4/22/2010	11	98.44%	2.55
17	54 High St	Colonial	\$995,000	\$1,055,000	\$341,300	4/22/2010	14	106.03%	3.09
18	261 Woodland Ave	Colonial	\$559,000	\$545,000	\$215,100	4/23/2010	11	97.50%	2.53
19	50 Ox Bow Lane	Colonial	\$2,550,000	\$2,425,000	\$1,092,300	4/26/2010	117	95.10%	2.22
20	45 Dale Dr	Bi-Level/Cust	\$894,000	\$880,000	\$353,400	4/27/2010	34	98.43%	2.49
21	91 Druid Hill Rd	Colonial	\$1,275,000	\$1,500,100	\$869,500	4/28/2010	11	117.65%	1.73
22	12 Oaklawn Rd	Colonial	\$965,000	\$957,500	\$443,000	4/30/2010	35	99.22%	2.16
23	10 Pembroke Rd	Colonial	\$2,295,000	\$1,950,000	\$1,017,300	4/30/2010	153	84.97%	1.92
	<b>AVERAGES</b>		<b>\$1,053,970</b>	<b>\$1,020,548</b>			<b>56</b>	<b>96.65%</b>	<b>2.23</b>

**Average Days on Market** 56  
**Average List Price** \$1,053,970  
**Average Sales Price** \$1,020,548  
**% of List Price to Sales Price** 96.65%  
**Sales Price to Assessed Value Ratio** 2.23  
**# of Units for the Month** 23





**RESIDENTIAL BROKERAGE**

**FLASHBACK!!!!**  
**April 2009 YTD:**  
**AVG YTD Sales Price: \$842,836**  
**DOM: 96**  
**#Units YTD: 35**  
**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
Average Sales Price	\$699,492	\$659,875	\$768,722	\$1,020,548									\$847,385
Days on Market	119	74	68	56									74
% of List Price to Sales Price	94.21%	98.55%	98.57%	96.65%									96.71%
Assessed Value to Sales Price	2.08	1.94	2.17	2.23									2.15
# Units Sold	12	8	9	23									52

