

Summit February 2010 Market Activity

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|----------|----------------------------|----------|-------------|-------------|--------------|------------|-----|---------|-------|
| 1 | 10 Myrtle Ave | Colonial | \$850,000 | \$840,000 | \$386,100 | 2/1/2010 | 15 | 98.82% | 2.18 |
| 2 | 148 Rotary Dr | Colonial | \$1,299,000 | \$1,299,000 | \$675,700 | 2/1/2010 | 103 | 100.00% | 1.92 |
| 3 | 124 Morris Ave | Colonial | \$249,900 | \$250,000 | \$149,800 | 2/8/2010 | 29 | 100.04% | 1.67 |
| 4 | 14 Little Wolf Rd | RanchExp | \$1,175,000 | \$1,155,000 | \$472,200 | 2/8/2010 | 16 | 98.30% | 2.45 |
| 5 | 176 Kent Place Blvd | Colonial | \$599,900 | \$550,000 | \$306,000 | 2/9/2010 | 99 | 91.68% | 1.80 |
| 6 | 133 Summit Avenue, Unit 22 | OneFloor | \$295,000 | \$280,000 | \$0 | 2/12/2010 | 128 | 94.92% | |
| 7 | 209 Mountain Avenue | RanchExp | \$449,000 | \$480,000 | \$322,600 | 2/12/2010 | 127 | 106.90% | 1.49 |
| 8 | 13 Pearl St | Colonial | \$435,000 | \$425,000 | \$205,500 | 2/26/2010 | 78 | 97.70% | 2.07 |
| AVERAGES | | | \$669,100 | \$659,875 | | | 74 | 98.55% | 1.94 |

Average Days on Market 74
Average List Price \$669,100
Average Sales Price \$659,875
% of List Price to Sales Price 98.55%
Sales Price to Assessed Value Ratio 1.94
of Units for the Month 8





RESIDENTIAL BROKERAGE

FLASHBACK!!!!
February 2009 YTD:
AVG YTD Sales Price: \$1,069,648
DOM: 102
#Units YTD: 15
SP:AV 2.15

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 | | | | | | | | | | | \$712,375 |
| Average Sales Price | \$699,492 | \$659,875 | | | | | | | | | | | \$683,645 |
| Days on Market | 119 | 74 | | | | | | | | | | | 99 |
| % of List Price to Sales Price | 94.21% | 98.55% | | | | | | | | | | | 95.94% |
| Assessed Value to Sales Price | 2.08 | 1.94 | | | | | | | | | | | 2.02 |
| # Units Sold | 12 | January-00 | | | | | | | | | | | 20 |

