

## Summit **May 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	8 CLARK ST	Colonial	\$499,000	\$482,000	\$189,700	5/3/2010	89	96.59%	2.54
2	15 KINGS HILL CT	RanchExp	\$1,220,000	\$1,200,050	\$549,700	5/3/2010	14	98.36%	2.18
3	8 MIDDLE AVE	CapeCod	\$249,000	\$230,000	\$106,600	5/11/2010	36	92.37%	2.16
4	33 WINDSOR RD	Colonial	\$995,000	\$1,100,000	\$557,400	5/11/2010	0	110.55%	1.97
5	61 BEEKMAN RD	Colonial	\$1,650,000	\$1,575,000	\$559,200	5/11/2010	17	95.45%	2.82
6	43 OAK RIDGE AVE	Victrian	\$1,495,000	\$1,410,000	\$561,900	5/12/2010	30	94.31%	2.51
7	37 CLARK ST	Ranch	\$329,900	\$310,000	\$142,500	5/13/2010	110	93.97%	2.18
8	7 DENMAN PL	Colonial	\$439,000	\$410,000	\$209,700	5/14/2010	39	93.39%	1.96
9	14 VAN DYKE PL	Colonial	\$450,000	\$422,000	\$212,100	5/14/2010	79	93.78%	1.99
10	10 ROBIN HOOD RD	Tudor	\$1,295,000	\$1,265,000	\$707,600	5/14/2010	31	97.68%	1.79
11	71 NEW ENGLAND AVE	OneFloor	\$619,000	\$539,000	\$245,000	5/17/2010	79	87.08%	2.20
12	98 DRUID HILL RD	RanchExp	\$1,195,000	\$1,250,000	\$608,100	5/18/2010	12	104.60%	2.06
13	161 BROAD ST	Colonial	\$111,700	\$111,700	\$96,300	5/19/2010	9	100.00%	1.16
14	417 MORRIS AVENUE	TwnEndUn	\$319,000	\$280,000	\$115,600	5/19/2010	190	87.77%	2.42
15	179 COLONIAL RD	Colonial	\$629,900	\$580,000	\$246,600	5/20/2010	67	92.08%	2.35
16	25 WILLIAM ST	Ranch	\$429,900	\$415,000	\$173,900	5/21/2010	126	96.53%	2.39
17	150 WOODLAND AVE	Colonial	\$850,000	\$850,000	\$479,000	5/21/2010	33	100.00%	1.77
18	91 TANGLEWOOD DR	Colonial	\$1,195,000	\$1,275,000	\$594,400	5/21/2010	9	106.69%	2.15
19	18 FERNWOOD RD	Colonial	\$1,295,000	\$1,308,000	\$737,800	5/21/2010	98	101.00%	1.77
20	113 ASHWOOD AVE	Colonial	\$719,000	\$640,000	\$376,500	5/24/2010	38	89.01%	1.70
21	21 BUTLER PKWY	SplitLev	\$635,000	\$635,000	\$292,000	5/25/2010	8	100.00%	2.17
22	31 RAMSEY DR	Colonial	\$1,450,000	\$1,405,000	\$738,600	5/25/2010	15	96.90%	1.90
23	57 COLT RD	Colonial	\$1,950,000	\$2,150,000	\$968,300	5/26/2010	7	110.26%	2.22
24	9 HARVEY CT	Ranch	\$425,000	\$427,000	\$209,200	5/27/2010	25	100.47%	2.04

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
26	133 SUMMIT AVE	OneFl/1stFlr	\$169,000	\$160,000	\$0	5/28/2010	102	94.67%	
27	777 SPRINGFIELD AVE	TwnIntUn	\$375,000	\$355,000	\$180,100	5/28/2010	60	94.67%	1.97
28	79 BALTUSTROL RD	SplitLev	\$443,000	\$392,500	\$205,000	5/28/2010	324	88.60%	1.91
29	29 EGGERS CT	TwnIntUn	\$769,000	\$755,000	\$281,700	5/28/2010	17	98.18%	2.68
30	4 WEST END AVE	Colonial	\$819,000	\$787,000	\$315,700	5/28/2010	100	96.09%	2.49
31	145 BEECHWOOD RD	Colonial	\$2,895,000	\$2,900,000	\$1,198,600	5/28/2010	36	100.17%	2.42
<b>AVERAGES</b>			<b>\$852,723</b>	<b>\$842,073</b>			<b>59</b>	<b>96.93%</b>	<b>2.13</b>

**Average Days on Market** 59  
**Average List Price** \$852,723  
**Average Sales Price** \$842,073  
**% of List Price to Sales Price** 96.93%  
**Sales Price to Assessed Value Ratio** 2.13  
**# of Units for the Month** 31



RESIDENTIAL BROKERAGE



RESIDENTIAL BROKERAGE



**RESIDENTIAL BROKERAGE**

**FLASHBACK!!!!**  
**May 2009 YTD:**  
**AVG YTD Sales Price: \$789,425**  
**DOM: 92**  
**#Units YTD: 43**  
**SP:AV 2.18**

**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								\$867,181
Average Sales Price	\$699,492	\$659,875	\$768,722	\$1,020,548	\$842,073								\$845,401
Days on Market	119	74	68	56	59								68
% of List Price to Sales Price	94.21%	98.55%	98.57%	96.65%	96.93%								96.79%
Assessed Value to Sales Price	2.08	1.94	2.17	2.23	2.13								2.14
# Units Sold	12	8	9	23	31								83

