



2010 YTD Real Estate Market Activity

Summit
October 2010

ColdwellBankerMoves.com

#	Property Address	Style	#BR	#BA	List Price (LP)	Sale Price (SP)	Total				
							Assessed Value (AV)	Closed Date	DOM	SP:LP	SP:AV
1	133 SUMMIT AVENUE APT. 5	OneFloor	2	1	\$332,500	\$319,500	\$0	10/01/10	93	96.09%	NA
2	15 WARWICK ROAD	Colonial	4	2.1	\$1,329,000	\$1,425,000	\$807,500	10/28/10	15	107.22%	1.76
3	189 BLACKBURN RD	Colonial	4	4.1	\$1,649,000	\$1,560,000	\$629,900	10/29/10	0	94.60%	2.48
4	19 IRIS RD	CapeCod	3	3	\$589,000	\$570,000	\$213,700	10/29/10	159	96.77%	2.67
5	190 MOUNTAIN AVE	Colonial	5	5.1	\$1,595,000	\$1,525,000	\$250,900	10/07/10	71	95.61%	6.08
6	25 COLT RD	Colonial	5	4.1	\$1,499,000	\$1,400,000	\$679,500	10/28/10	9	93.40%	2.06
7	274 WOODLAND AVE	CapeCod	3	2	\$375,000	\$360,000	\$222,000	10/20/10	45	96.00%	1.62
8	41 DRUID HILL RD	Colonial/Tudo	5	4.1	\$1,695,000	\$1,670,000	\$845,300	10/01/10	126	98.53%	1.98
9	49 BELLEVUE AVENUE	Colonial	7	6.1	\$3,695,000	\$3,375,000	\$1,138,200	10/08/10	0	91.34%	2.97
10	54 NEW ENGLAND AVE UNIT2-2	TwnEndUn	2	2.1	\$465,000	\$416,000	\$216,500	10/27/10	21	89.46%	1.92
11	6 PLAIN ST	Colonial/Cotta	2	2	\$285,000	\$272,500	\$158,400	10/22/10	15	95.61%	1.72
12	82 ASHWOOD AVE	Colonial	3	1.1	\$449,000	\$410,000	\$217,100	10/29/10	102	91.31%	1.89
13	88 TULIP ST	Colonial	3	1.1	\$665,000	\$655,000	\$261,200	10/29/10	84	98.50%	2.51
AVERAGES					\$1,124,808	\$1,073,692			57	95.73%	2.47

<i># of Units for the Month</i>	13
<i>Average List Price</i>	\$1,124,808
<i>Average Sale Price</i>	\$1,073,692
<i>% of Sale Price to List Price</i>	95.73%
<i>Average Days on Market</i>	57
<i>Sales Price to Assessed Value Ratio</i>	2.47



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Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
# Units Sold	12	8	9	23	31	52	30	33	21	13			232
Average List Price	\$741,225	\$669,100	\$783,644	\$1,053,970	\$875,800	\$1,068,977	\$1,142,730	\$1,047,782	\$1,113,605	\$1,124,808			\$962,164
Average Sale Price	\$699,492	\$659,875	\$768,722	\$1,020,548	\$842,073	\$1,051,321	\$1,119,270	\$1,030,024	\$1,095,834	\$1,073,692			\$936,085
% of Sale Price to List Price	94.21%	98.55%	98.57%	96.65%	96.93%	98.42%	97.27%	98.02%	98.93%	95.73%			97.33%
Days on Market	119	74	68	56	59	40	48	54	64	57			64
Sale Price to Assessed Value	2.8	1.94	2.17	2.23	2.13	2.31	2.24	2.26	2.73	2.47			2.33

