

## SUMMIT August 2010 Market Activity

Below are listings for sale this month. It's good to see what is available and for how many days these homes have been on the market (DOM), so you can make an educated decision when buying or selling your next home.

### Homes Sold in August 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM	Style
768 Springfield Ave #D6	\$357,000	\$347,000	\$327,000	2	2.1	56	Twnhse-Int
17 Huntley Rd.	\$400,000	\$375,000	\$360,000	3	1	30	Ranch
15 Clark St.	\$479,900	\$479,900	\$470,000	3	2.1	41	Colonial
39 Morris Ave.	\$588,000	\$532,000	\$529,900	3	2	385	Ranch
7 Mt. Vernon Ave.	\$589,000	\$589,000	\$600,000	3	1.1	44	Colonial
232 Blackburn Rd.	\$699,000	\$669,000	\$640,000	3	3	228	Split Level
9 Irving Pl.	\$695,000	\$695,000	\$653,000	8	3.1	30	ConvertStrctr
38 Twombly Dr.	\$710,000	\$710,000	\$665,000	4	3	24	Ranch
13 Wallace Rd.	\$839,900	\$799,000	\$770,000	4	2.1	99	Colonial
55 Dale Dr.	\$799,000	\$799,000	\$785,000	4	2.1	17	Bi-Level
188 Mountain Ave.	\$810,000	\$810,000	\$800,000	4	2.1	28	Colonial
11 Oaklawn Rd.	\$829,000	\$829,000	\$823,000	3	2.1	12	Colonial
53 Parkview Ter.	\$849,000	\$848,000	\$885,000	3	2.1	5	Colonial
157 Bellevue Ave.	\$985,000	\$850,000	\$750,000	5	2.1	77	Colonial
145 Ashland Rd.	\$875,000	\$865,000	\$850,000	4	2.1	36	Tudor
13 Oak Knoll Rd.	\$989,000	\$955,000	\$950,000	3	2.1	55	Tudor
41 Sweetbriar Dr.	\$969,000	\$969,000	\$937,500	4	2.1	8	Split Level
118 Baltusrol Rd.	\$979,000	\$979,000	\$940,000	4	2.1	59	Colonial
2 Oakland Pl.	\$1,130,000	\$1,099,000	\$1,018,000	5	3.1	86	Colonial
57 Hobart Ave.	\$1,150,000	\$1,099,000	\$1,037,000	5	4.1	50	Victorian
11 De Bary Pl.	\$1,100,000	\$1,100,000	\$1,149,000	4	3.2	16	Colonial
8 Woodcroft Rd.	\$1,175,000	\$1,175,000	\$1,150,000	4	2.2	14	Colonial
18 Warwick Rd.	\$1,195,000	\$1,195,000	\$1,130,000	4	3	29	Tudor
7 Manor Hill Rd.	\$1,224,000	\$1,224,000	\$1,310,000	4	2.1	6	Custom Hm
111 Colt Rd.	\$1,225,000	\$1,225,000	\$1,175,000	4	2.1	83	Colonial
61 Oak Ridge Ave.	\$1,550,000	\$1,550,000	\$1,450,000	5	4.1	90	Tudor
41 Blackburn Pl.	\$1,650,000	\$1,650,000	\$1,765,000	5	4.1	5	Colonial
76 Prospect Hill Ave.	\$1,795,000	\$1,795,000	\$1,795,000	6	4.1	39	Colonial/Tudr
31 Lenox Rd.	\$2,995,000	\$2,995,000	\$2,850,000	6	5.2	6	Colonial
22 Hobart Rd.	\$3,200,000	\$3,200,000	\$3,200,000	5	4.1	2	Colonial

Average Days on Market: 55 Total Sales for Month: 30  
 Average List Price: \$818,599 Average Sale Price: \$1,058,813  
 % of List Price to Sales Price: 98%

Aug-10	Active Listings		New Listings		Under Contract			Sold Listings			
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Ave. LP	# of Res. Homes	Avg. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0	0	0	0	0	0	0%
1	6	333,983	0	0	0	0	0	0	0	0	0%
2	18	359,833	5	328,780	1	430,000	62	1	327,000	56	94%
3	43	534,033	10	579,800	7	448,557	77	8	657,238	100	100%
4	38	913,042	12	941,992	7	1,003,143	26	12	971,792	35	98%
5+	25	1,611,120	4	1,818,750	4	1,407,500	104	9	1,613,111	43	97%
TOWN	130	818,599	31	839,381	19	853,784	63	30	1,058,813	55	98%

### MARKET TRENDS in Summit August 2009 - August 2010

	Aug. '09	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$1,269,325	\$1,189,570	\$1,282,710	\$1,131,150	\$1,093,344	\$1,085,862	\$1,104,066
Ave Sale Price	\$912,446	\$961,023	\$697,800	\$975,536	\$1,091,471	\$699,492	\$693,429
SP/LP Ratio	97%	92%	95%	98%	93%	94%	99%
DOM	55	96	49	82	150	180	74
# of Homes Sold	29	23	15	19	22	12	8

	Mar.	Apr.	May	June	July	Aug. '10
Ave List Price	\$1,120,176	\$1,133,619	\$1,131,098	\$961,085	\$894,472	\$818,599
Ave Sale Price	\$752,938	\$979,290	\$800,795	\$1,037,654	\$1,138,641	\$1,058,813
SP/LP Ratio	98%	98%	99%	98%	98%	98%
DOM	65	52	61	41	49	55
# of Homes Sold	9	23	30	51	29	30