

SUMMIT September 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 September 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
43 Clark St.	\$219,900	\$219,900	\$229,000	3	1	16
800 Old Springfield Ave.	\$269,900	\$269,900	\$255,000	1	1	78
73 River Rd.	\$384,000	\$339,000	\$315,000	3	1	128
40 Parkview Ter.	\$485,000	\$430,000	\$430,000	2	2	62
49 Montrose Ave.	\$469,000	\$469,000	\$525,000	3	2	9
10 Valemont Way	\$599,000	\$519,900	\$500,000	3	1.1	63
7 Huntley Rd.	\$560,000	\$560,000	\$545,000	4	3	17
256 Woodland Ave.	\$599,000	\$599,000	\$599,000	3	1.1	16
32 Locust Dr.	\$739,000	\$739,000	\$715,000	4	3	25
13 Eggers Ct.	\$749,000	\$749,000	\$730,000	3	3.1	280
17 Ashland Rd.	\$769,000	\$769,000	\$780,000	4	2.1	28
13 Colony Ct.	\$899,000	\$789,000	\$815,000	4	3.1	54
14 Rowan Rd.	\$899,000	\$799,000	\$725,000	3	2.1	135
129 Tulip St.	\$895,000	\$895,000	\$960,000	3	2.1	9
46 Valley View Ave.	\$1,300,000	\$1,250,000	\$1,200,000	4	3.2	61
15 Highland Dr.	\$1,399,000	\$1,399,000	\$1,399,000	5	3.1	14
199 Summit Ave.	\$2,175,000	\$1,695,000	\$1,600,000	6	3.1	129
156 Beechwood Rd.	\$1,900,000	\$1,900,000	\$1,900,000	6	4.1	33
101 Hillcrest Ave.	\$2,200,000	\$2,200,000	\$2,150,000	5	3.2	11
50 Fernwood Rd.	\$3,425,000	\$3,200,000	\$3,140,520	6	4.2	91
106 Prospect St.	\$3,595,000	\$3,595,000	\$3,500,000	5	4.1	76

Average Days on Market: 66 Total Sales for Month: 21
 Average List Price: \$875,535 Average Sale Price: \$1,124,376
 % of List Price to Sales Price: 98%

Sep-10	Active Listings		New Listings		Under Contract		
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Ave. LP	# of Res. Homes	Avg. LP	Avg. DOM
0	0	0	0	0	0	0	0
1	5	275,800	1	155,000	0	0	0
2	19	357,800	4	448,225	4	368,725	53
3	44	562,016	12	650,750	2	489,000	174
4	37	903,586	12	1,017,658	3	1,143,000	10
5+	27	1,823,407	9	1,787,444	2	1,337,000	26
TOWN	132	875,535	38	1,001,468	11	777,809	58

MARKET TRENDS in Summit September 2009 - September 2010

	Sept. '09	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Ave List Price	\$1,189,570	\$1,282,710	\$1,131,150	\$1,093,344	\$1,085,862	\$1,104,066	\$1,120,176
Ave Sale Price	\$961,023	\$697,800	\$975,536	\$1,091,471	\$699,492	\$693,429	\$752,938
SP/LP Ratio	92%	95%	98%	93%	94%	99%	98%
DOM	96	49	82	150	180	74	65
# of Homes Sold	23	15	19	22	12	8	9

	Apr.	May	June	July	Aug.	Sept. '10
Ave List Price	\$1,133,619	\$1,131,098	\$961,085	\$894,472	\$818,599	\$875,535
Ave Sale Price	\$979,290	\$800,795	\$1,037,654	\$1,138,641	\$1,058,813	\$1,124,376
SP/LP Ratio	98%	99%	98%	98%	98%	98%
DOM	52	61	41	49	55	66
# of Homes Sold	23	30	51	29	30	21

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Style

Ranch
 Twnhse-Int
 Bungalow
 Cape Cod
 Ranch
 Colonial
 Colonial
 Colonial
 Cape Cod
 Twnhse-Int
 Bungalow
 Colonial
 Ranch
 Tudor
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
1	255,000	78	94%
1	430,000	62	100%
7	579,714	92	98%
5	811,000	37	99%
6	2,281,587	59	98%
21	1,124,376	66	98%

