

SUMMIT November 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 November 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
133 Summit Ave. #20	\$308,000	\$279,000	\$255,000	3	1	319
417 Morris Ave. #39	\$320,000	\$310,000	\$285,000	2	1	84
133 Summit Ave. #10	\$375,000	\$325,000	\$285,000	2	1	132
412 Morris Ave. #51	\$345,900	\$329,500	\$322,500	2	2	109
768 Springfield Ave.	\$339,900	\$339,900	\$326,000	2	2.1	35
15 Valemont Way	\$465,000	\$465,000	\$460,000	3	2	25
15 Hartley Rd.	\$615,000	\$589,000	\$570,000	3	2	37
72 Canoe Brook Pkwy.	\$589,000	\$589,000	\$570,000	3	3	29
10 Waldron Ave.	\$600,000	\$600,000	\$482,500	4	2	131
92 Fernwood Rd.	\$875,000	\$750,000	\$750,000	5	3.1	25
14 Hillcrest Ave.	\$750,000	\$750,000	\$987,000	4	1.1	8
10 Garden Rd.	\$757,000	\$757,000	\$650,000	3	2	0
87 Mountain Ave.	\$799,000	\$799,000	\$799,000	3	2.2	20
165 Kent Place Blvd.	\$875,000	\$825,000	\$800,000	4	3.1	60
96 W. End Ave.	\$849,000	\$849,000	\$782,000	4	3.1	49
42 Parkview Ter.	\$879,000	\$879,000	\$867,500	4	2	51
140 Ashland Rd.	\$895,500	\$895,500	\$875,000	3	2.1	16
39 Plain St.	\$929,000	\$929,000	\$933,500	4	4.1	0
34 Bedford Rd.	\$969,000	\$969,000	\$975,000	4	3.1	17
10 Madison Ave.	\$995,000	\$995,000	\$1,066,000	5	2.1	12
8 De Bary Pl.	\$1,050,000	\$1,050,000	\$960,000	4	2.1	52
2 Colony Dr.	\$1,200,000	\$1,175,000	\$1,150,000	5	2.2	43
2 Oak Knoll Rd.	\$1,195,000	\$1,195,000	\$1,250,605	4	3.2	6
2 Silver Lake Dr.	\$1,265,000	\$1,265,000	\$1,266,000	4	2.1	7
151 Oak Ridge Ave.	\$1,395,000	\$1,395,000	\$1,295,000	5	4.1	19
181 Kent Place Blvd.	\$1,395,000	\$1,395,000	\$1,306,605	7	4	14

Average Days on Market: 48 Total Sales for Month: 26
Average List Price: \$896,599 Average Sale Price: \$797,868
% of List Price to Sales Price: 98%

Nov-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	1	995,000	1	995,000	0	0	0
1	6	292,417	0	0	0	0	0
2	21	380,014	4	352,100	3	236,100	66
3	41	504,373	10	535,900	4	572,000	65

4	31	842,742	8	869,375	10	798,900	66
5+	27	2,086,444	4	3,286,000	3	1,613,000	56
TOWN	127	896,599	27	1,031,904	20	791,215	64

MARKET TRENDS in Summit November 2009 - November 2010

	Nov. '09	Dec.	Jan.	Feb.	Mar.	Apr.	May
Ave List Price	\$1,131,150	\$1,093,344	\$1,085,862	\$1,104,066	\$1,120,176	\$1,133,619	\$1,131,098
Ave Sale Price	\$975,536	\$1,091,471	\$699,492	\$693,429	\$752,938	\$979,290	\$800,795
SP/LP Ratio	98%	93%	94%	99%	98%	98%	99%
DOM	82	150	180	74	65	52	61
# of Homes Sold	19	22	12	8	9	23	30

	June	July	Aug.	Sept.	Oct.	Nov. '10
Ave List Price	\$961,085	\$894,472	\$818,599	\$875,535	\$910,411	\$896,599
Ave Sale Price	\$1,037,654	\$1,138,641	\$1,058,813	\$1,124,376	\$1,073,692	\$797,868
SP/LP Ratio	98%	98%	98%	98%	95%	98%
DOM	41	49	55	66	57	48
# of Homes Sold	51	29	30	21	13	25

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Style

One Fl. Unit
 MultiFI/Twnh
 1st Fl Unit
 One Fl. Unit
 Twnhse-Init
 Cape Cod
 Split Level
 Ranch
 Colonial
 Ranch
 Colonial
 Split Level
 Colonial
 Tudor
 Col/Cntmp
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Tudor
 Tudor
 Colonial
 Tudor
 Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
4	298,667	84	92%
7	597,000	64	96%

10	930,411	38	100%
5	113,521	23	98%
25	797,868	48	98%