

SUMMIT August 2011 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 2011

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
133 Summit Ave. #25A	\$155,000	\$119,000	\$105,000	1	1	277
36 Broad St.	\$212,000	\$212,000	\$203,000	3	1	10
417 Morris Ave. #28	\$285,000	\$285,000	\$270,000	2	1	27
115 River Rd.	\$379,000	\$345,000	\$315,000	3	3	122
44 Glenside Ave.	\$385,999	\$385,999	\$375,000	3	2	92
10 Montrose Ave.	\$439,000	\$439,000	\$450,000	3	1	8
30 Edgar St.	\$545,000	\$545,000	\$555,000	3	2.1	17
30 karen Way	\$659,000	\$629,000	\$610,000	4	2	107
18 Fairview Ave.	\$669,000	\$639,000	\$631,500	3	2	45
16 Laurel Ave.	\$675,000	\$650,000	\$635,000	3	1	26
241 Ashland Rd.	\$729,000	\$729,000	\$695,000	3	3	41
88 Mountain Ave.	\$849,000	\$799,000	\$765,000	5	2.1	65
267 Kent Pl. Blvd.	\$980,000	\$899,000	\$860,000	4	2.1	113
18 Crescent Ave.	\$1,195,000	\$995,000	\$975,000	6	2.1	48
14 Waldron Ave.	\$999,999	\$999,999	\$1,120,000	4	2.2	19
7 Oaklawn Rd.	\$1,175,000	\$1,095,000	\$999,500	3	2.1	37
30 Pine Grove Ave.	\$1,150,000	\$1,150,000	\$1,238,500	4	3.1	4
100 Portland Rd.	\$1,199,000	\$1,199,000	\$1,180,000	4	2.1	41
11 Gloucester Rd.	\$1,395,000	\$1,395,000	\$1,370,000	4	3.2	30
13 Sherman Ave.	\$1,525,000	\$1,525,000	\$1,600,000	5	3.1	22
20 Joanna Way	\$1,595,000	\$1,529,000	\$1,475,000	5	4.1	62
55 Hobart Ave.	\$1,575,000	\$1,575,000	\$1,591,750	6	3.2	13
212 Summit Ave.	\$2,120,000	\$2,120,000	\$2,050,000	7	4.2	66
11 Fernwood Rd.	\$2,995,000	\$2,995,000	\$2,750,000	6	5.2	37

Average Days on Market: 56 Total Sales for Month: 24
 Average List Price: \$1,072,037 Average Sale Price: \$949,750
 % of List Price to Sales Price: 98%

Aug-11	Active Listings		New Listings		Under Contract		
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	Avg. DOM
0	0	0	0	0	0	0	0
1	2	370,700	0	0	0	0	0
2	12	521,167	1	344,500	1	399,000	46
3	35	575,640	5	477,180	3	642,667	96
4	34	994,500	1	825,000	1	799,000	292
5+	38	1,809,490	1	1,595,000	3	1,281,800	97
TOWN	121	1,072,037	8	799,000	8	847,500	115

MARKET TRENDS August 2010 - August 2011

	Aug. '10	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$818,599	\$875,535	\$910,411	\$896,599	\$910,690	\$1,019,831	\$1,050,935
Ave Sale Price	\$1,058,813	\$1,124,376	\$1,073,692	\$797,868	\$938,385	\$544,318	\$887,875
SP/LP Ratio	98%	98%	95%	98%	97%	97%	97%
DOM	55	66	57	48	73	52	67
# of Homes Sold	30	21	13	25	13	11	9

	Mar.	Apr.	May	June	July	Aug. '11
Ave List Price	\$1,088,169	\$1,070,869	\$1,071,774	\$1,086,202	\$1,106,090	\$1,072,037
Ave Sale Price	\$744,130	\$1,008,808	\$950,057	\$874,022	\$1,268,313	\$949,750
SP/LP Ratio	99%	90%	96%	98%	94%	98%
DOM	68	63	62	67	60	56
# of Homes Sold	15	15	18	35	24	24

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Style

1 Fl. Unit
 Cape Cod
 Twnhse-End
 Split Level
 Cape Cod
 Colonial
 Ranch
 Colonial
 Colonial
 Colonial
 Split Level
 Victorian
 Colonial
 Victorian
 Colonial
 Colonial
 Tudor
 Colonial
 Colonial
 Colonial
 Colonial
 Victorian
 Victorian
 Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
1	105,000	277	88%
1	270,000	27	95%
9	539,889	44	96%
6	1,063,083	52	102%
7	1,705,292	44	97%
24	949,750	56	98%

