

Summit July 2011 Market Activity

The average Realtor sells a home every 73* days. I sell one every 6 days. Call me today to find out how I can do that for you.

Want to know what your home is worth? Visit www.Summithousevalues.com

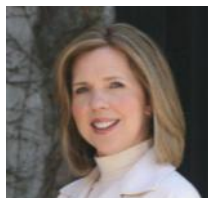
Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
133 Summit Avenue 23A	OneFloor	3	1	1	\$110,000	\$95,000	\$0	86.36%		109
29 Brainerd Road	SplitLev	7	3	1	\$359,000	\$345,000	\$206,900	96.10%	166.75%	133
28 Edison Drive	CapeCod	7	4	2	\$449,900	\$445,000	\$167,800	98.91%	265.20%	16
54 New England Avenue	TwnEndUn	5	2	2	\$450,000	\$425,000	\$216,500	94.44%	196.30%	25
73 Passaic Avenue	Colonial	7	4	2	\$495,000	\$495,000	\$266,800	100.00%	185.53%	15
116 Canoe Brook Parkway	CapeCod	7	4	2	\$520,000	\$515,000	\$246,000	99.04%	209.35%	92
152 Beekman Road	Colonial	10	5	1	\$599,000	\$599,000	\$272,000	100.00%	220.22%	31
37 Fairview Avenue	Colonial	8	3	1	\$725,000	\$726,000	\$278,200	100.14%	260.96%	23
44 Eggers Court	TwnEndUn	7	2	3	\$739,000	\$757,000	\$319,200	102.44%	237.16%	78
215 Ashland Road	Cust /SplitLev	9	5	3	\$759,000	\$720,000	\$347,700	94.86%	207.08%	63
37 Plain Street	Colonial	9	4	2	\$799,000	\$788,500	\$0	98.69%		165
30 Dale Drive	Bi-Level	9	4	3	\$799,900	\$775,000	\$427,300	96.89%	181.37%	16
27 Oaks Avenue	Colonial	9	4	2	\$1,149,000	\$1,160,000	\$463,300	100.96%	250.38%	22
16 Clearview Drive	Colonial	9	4	3	\$1,150,000	\$1,250,000	\$473,400	108.70%	264.05%	5
48 Drum Hill Drive	Colo/SplitLev	10	5	3	\$1,199,000	\$1,100,000	\$496,500	91.74%	221.55%	35
45 Blackburn Road	Colonial	10	6	3	\$1,299,000	\$1,236,500	\$562,500	95.19%	219.82%	71
83 Blackburn Road	Colonial	10	5	3	\$1,299,000	\$1,275,000	\$617,900	98.15%	206.34%	23
6 Whittredge Dr	Colonial	10	4	2	\$1,349,000	\$1,325,000	\$577,500	98.22%	229.44%	58
59 Hobart Avenue	Colonial	12	6	3	\$1,425,000	\$1,425,000	\$404,800	100.00%	352.03%	16
193 Blackburn Road	Colonial/Cust	9	5	5	\$1,699,000	\$1,615,000	\$753,100	95.06%	214.45%	7



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Average Days on Market	58
Average List Price	\$1,307,752
Average Sales Price	\$1,235,380
% of List Price to Sales Price	96.54%
Sales Price to Assessed Value Ratio	225.71%
# of Sold Homes for the Month	25

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed

If you are currently listed with another broker please do not consider this a solicitation of your home.

Assessed Value averages are based only on homes with assessed values.

*The average number of homes Realtors sold was provided by a NAR 2009 report

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Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
290 Oak Ridge Avenue	Custom	10	5	5	\$1,875,000	\$1,812,500	\$1,102,200	96.67%	164.44%	52
222 Oak Ridge Avenue	Colonial	9	4	4	\$2,195,000	\$2,025,000	\$898,700	92.26%	225.33%	36
45 Silver Lake Road	Colonial	11	5	4	\$2,200,000	\$2,125,000	\$965,400	96.59%	220.12%	30
7 Edgewood Road	Victorian	16	8	3	\$3,100,000	\$2,600,000	\$1,068,000	83.87%	243.45%	193
96 Hillcrest Avenue	Colonial	17	6	5	\$5,950,000	\$5,250,000	\$2,100,000	88.24%	250.00%	134
AVERAGES					\$1,307,752	\$1,235,380		96.54%	225.71%	58



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