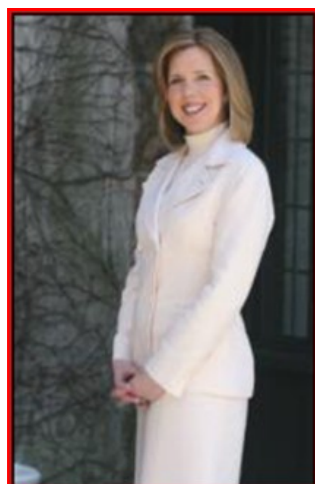




## Summit City **August 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	768 Springfield Avenue	TwnIntUn	\$347,000	\$327,000	\$143,500	08/20/2010	56	94.24%	2.28
2	17 Huntley Road	Ranch	\$375,000	\$360,000	\$150,200	08/23/2010	30	96.00%	2.40
3	99 Morris Avenue	Bi-Level	\$469,900	\$495,000	\$166,600	08/30/2010	30	105.34%	2.97
4	15 Clark Street	Colonial	\$479,900	\$470,000	\$168,700	08/20/2010	41	97.94%	2.79
5	91F Springfield Avenue	TwnEndUn	\$499,000	\$460,000	\$215,300	08/31/2010	55	92.18%	2.14
6	39 Morris Avenue	Ranch	\$532,000	\$529,900	\$183,200	08/20/2010	385	99.61%	2.89
7	7 Mount Vernon Avenue	Colonial	\$589,000	\$600,000	\$265,900	08/20/2010	44	101.87%	2.26
8	232 Blackburn Road	SplitLev	\$669,000	\$640,000	\$328,900	08/27/2010	228	95.67%	1.95
9	9 Irving Place	CnvStrct	\$695,000	\$653,000	\$264,500	08/16/2010	30	93.96%	2.47
10	38 Twombly Drive	Ranch	\$710,000	\$665,000	\$394,300	08/02/2010	24	93.66%	1.69
11	13 Wallace Road	SplitLev	\$799,000	\$770,000	\$335,100	08/02/2010	99	96.37%	2.30
12	55 Dale Drive	Bi-Level	\$799,000	\$785,000	\$366,100	08/20/2010	17	98.25%	2.14
13	188 Mountain Avenue	Colonial	\$810,000	\$800,000	\$411,300	08/20/2010	28	98.77%	1.95
14	11 Oaklawn Road	Colonial	\$829,000	\$823,000	\$361,800	08/12/2010	12	99.28%	2.27
15	53 Parkview Terrace	Colonial	\$849,000	\$885,000	\$364,200	08/10/2010	5	104.24%	2.43
16	157 Bellevue Avenue	Colonial	\$850,000	\$750,000	\$592,900	08/18/2010	77	88.24%	1.26
17	145 Ashland Road	Tudor	\$865,000	\$850,000	\$373,400	08/16/2010	36	98.27%	2.28



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Continued on the next page



## Summit City **August 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
18	13 Oak Knoll Road	Tudor	\$955,000	\$950,000	\$452,300	08/02/2010	55	99.48%	2.10
19	41 Sweetbriar Drive	SplitLev	\$969,000	\$937,500	\$443,600	08/12/2010	8	96.75%	2.11
20	118 Baltusrol Road	Colonial	\$979,000	\$940,000	\$500,000	08/05/2010	59	96.02%	1.88
21	57 Hobart Avenue	Victorian	\$1,099,000	\$1,037,000	\$387,300	08/06/2010	50	94.36%	2.68
22	2 Oakland Place	Colonial	\$1,099,000	\$1,018,000	\$481,600	08/25/2010	86	92.63%	2.11
23	11 De Bary Place	Colonial	\$1,100,000	\$1,149,000	\$460,300	08/27/2010	16	104.45%	2.50
24	8 Woodcroft Road	Colonial	\$1,175,000	\$1,150,000	\$568,600	08/27/2010	14	97.87%	2.02
25	18 Warwick Road	Tudor	\$1,195,000	\$1,130,000	\$621,500	08/30/2010	29	94.56%	1.82
26	49 Oak Ridge Avenue	Colonial	\$1,200,000	\$1,271,400	\$569,600	08/30/2010	50	105.95%	2.23
27	7 Manor Hill Road	Custom	\$1,224,000	\$1,310,000	\$448,800	08/23/2010	6	107.03%	2.92
28	111 Colt Road	Colonial	\$1,225,000	\$1,175,000	\$730,800	08/05/2010	83	95.92%	1.61
29	61 Oak Ridge Avenue	Tudor	\$1,550,000	\$1,450,000	\$588,400	08/18/2010	90	93.55%	2.46
30	41 Blackburn Place	Colonial	\$1,650,000	\$1,765,000	\$558,000	08/11/2010	5	106.97%	3.16
31	76 Prospect Hill Avenue	Tudor	\$1,795,000	\$1,795,000	\$1,026,900	08/02/2010	39	100%	1.75
32	31 Lenox Road	Colonial	\$2,995,000	\$2,850,000	\$1,190,600	08/02/2010	6	95.16%	2.39
33	22 Hobart Road	Colonial	\$3,200,000	\$3,200,000	\$1,337,900	08/12/2010	2	100.00%	2.39
<b>AVERAGES</b>			<b>\$1,064,931</b>	<b>\$1,047,838</b>			<b>54</b>	<b>98.39%</b>	<b>2.26</b>



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<b>Average Days on Market</b>	<b>54</b>
<b>Average List Price</b>	<b>\$1,064,931</b>
<b>Average Sales Price</b>	<b>\$1,047,838</b>
<b>% of List Price to Sales Price</b>	<b>98.39%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>2.26</b>
<b># of Units for the Month</b>	<b>33</b>