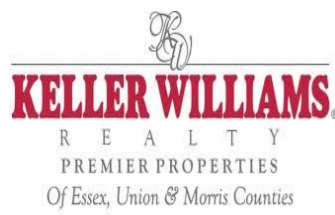




Summit City **December 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	122 Orchard Street	Ranch	\$280,000	\$259,000	\$135,300	12/21/2010	112	92.50%	1.91
2	7 Plain Street	FixrUppr	\$330,000	\$325,000	\$184,100	12/08/2010	22	98.48%	1.77
3	28 Glenside Avenue	Colonial	\$369,000	\$355,000	\$159,900	12/16/2010	59	96.21%	2.22
4	14 Clark Street	Ranch	\$369,000	\$350,000	\$146,700	12/10/2010	145	94.85%	2.39
5	76 Division Avenue	Colonial	\$635,000	\$635,000	\$261,900	12/17/2010	11	100.00%	2.42
6	16 Fairview Avenue	Colonial	\$699,000	\$695,000	\$270,000	12/22/2010	105	99.43%	2.57
7	17 Sayre Street	Colonial	\$739,000	\$650,000	\$305,400	12/17/2010	119	87.96%	2.13
8	30 Blackburn Road	Carriage	\$849,000	\$815,000	\$362,900	12/20/2010	111	96.00%	2.25
9	53 High Street	Colonial	\$1,195,000	\$1,195,000	\$393,200	12/14/2010	10	100.00%	3.04
10	97 Pine Grove Avenue	Colonial	\$1,350,000	\$1,425,000	\$588,500	12/01/2010	5	105.56%	2.42
11	67 Valley View Avenue	Colonial	\$1,350,000	\$1,275,000	\$634,000	12/16/2010	29	94.44%	2.01
12	22 Winchester Road	Colonial	\$1,719,000	\$1,670,000	\$855,500	12/16/2010	65	97.15%	1.95
13	20 Sunset Drive	Colonial	\$2,670,000	\$2,550,000	\$0	12/13/2010	162	95.51%	0.00
AVERAGES			\$965,692	\$938,385			73	97.17%	2.08



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Average Days on Market	73
Average List Price	\$965,692
Average Sales Price	\$938,385
% of List Price to Sales Price	97.17%
Sales Price to Assessed Value Ratio	2.08
# of Units for the Month	13