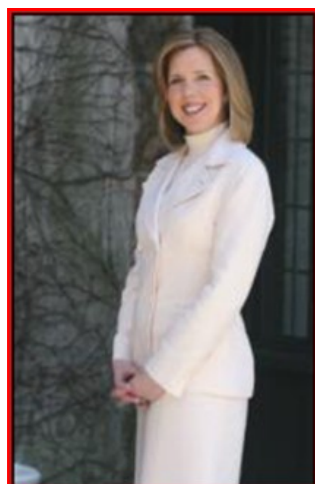




Summit City **July 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	16 Passaic Avenue	Colonial	\$375,000	\$360,000	\$224,600	07/22/2010	45	96.00%	1.60
2	103 Park Avenue Unit C3	TwnIntUn	\$375,000	\$365,000	\$159,200	07/09/2010	16	97.33%	2.29
3	29 Milton Avenue	SplitLev	\$499,999	\$475,000	\$188,900	07/23/2010	107	95.00%	2.51
4	1 Euclid Avenue Apartment 3D	HighRise	\$519,000	\$490,000	\$197,700	07/15/2010	115	94.41%	2.48
5	11 Euclid Avenue Apartment 5B	OneFloor	\$559,000	\$490,000	\$237,400	07/07/2010	47	87.66%	2.06
6	262 Woodland Avenue	Colonial	\$575,000	\$575,000	\$222,400	07/28/2010	18	100.00%	2.59
7	60 Linden Place	Ranch	\$599,900	\$515,000	\$365,700	07/09/2010	93	85.85%	1.41
8	1 Euclid Avenue Apartment 3C	OneFloor	\$699,000	\$685,000	\$224,700	07/01/2010	18	98.00%	3.05
9	182 Ashland Road	Tudor	\$699,000	\$698,100	\$343,300	07/28/2010	12	99.87%	2.03
10	9 Madison Avenue	SplitLev	\$749,000	\$749,000	\$282,300	07/15/2010	6	100.00%	2.65
11	109 Mountain Avenue	Colonial	\$749,000	\$720,000	\$291,200	07/09/2010	20	96.13%	2.47
12	2 Meadowbrook Court	Colonial	\$795,000	\$790,000	\$303,400	07/09/2010	70	99.37%	2.60
13	2 Nassau Drive	CapeCod	\$799,000	\$780,000	\$328,600	07/07/2010	67	97.62%	2.37
14	16 Myrtle Avenue	Tudor	\$850,000	\$825,000	\$401,600	07/19/2010	16	97.06%	2.05
15	154 Maple Street	Colonial	\$879,000	\$989,000	\$408,700	07/22/2010	8	112.51%	2.42
16	14 Crestwood Lane	CapeCod	\$949,000	\$930,000	\$404,000	07/15/2010	19	98.00%	2.30



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Continued on the next page



Summit City **July 2010** Market Activity

15	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
17	126 Beechwood Road	Colonial	\$979,000	\$939,500	\$488,300	07/15/2010	29	95.97%	1.92
18	26 Joanna Way	RanchExp	\$998,000	\$980,000	\$494,300	07/30/2010	16	98.20%	1.98
19	86 Druid Hill Road	Custom	\$1,145,000	\$1,100,000	\$605,300	07/02/2010	79	96.07%	1.82
20	65 Templar Way	Colonial	\$1,345,000	\$1,275,000	\$911,200	07/27/2010	36	94.80%	1.40
21	7 Winchester Road	Colonial	\$1,375,000	\$1,375,000	\$645,500	07/07/2010	15	100.00%	2.13
22	15 Hawthorne Place	Colonial	\$1,385,000	\$1,310,000	\$576,300	07/28/2010	22	94.58%	2.27
23	28 Bellevue Avenue	Colonial	\$1,695,000	\$1,695,000	\$754,400	07/23/2010	15	100.00%	2.25
24	252 Summit Avenue	Tudor	\$1,699,000	\$1,700,000	\$762,800	07/08/2010	10	100.06%	2.23
25	1 Edgewood Drive	Tudor	\$1,795,000	\$1,625,000	\$824,400	07/22/2010	57	90.53%	1.97
26	11 Canterbury Lane	Colonial	\$2,145,000	\$2,000,000	\$1,057,500	07/30/2010	302	93.24%	1.89
27	47 Colt Road	Colonial	\$2,650,000	\$2,485,000	\$893,400	07/12/2010	61	93.77%	2.78
28	74 Whittredge Road	Colonial	\$2,850,000	\$2,800,000	\$909,500	07/15/2010	98	98.25%	3.08
29	17 Lenox Road	Colonial	\$2,975,000	\$3,300,000	\$1,498,800	07/26/2010	0	110.92%	2.20
30	67-73 New England Avenue 71F	Twnhouse-End Unit	\$575,000	\$557,500	\$245,000	7/21/2010	36	96.96%	2.28
AVERAGES			\$1,142,729	\$1,119,270			49	97.94%	2.23



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Average Days on Market	49
Average List Price	\$1,142,729
Average Sales Price	\$1,119,270
% of List Price to Sales Price	97.94%
Sales Price to Assessed Value Ratio	2.23
# of Units for the Month	30