

# Summit June 2011 Market Activity

Want to know what your home is worth? Visit [www.SummitHouseValues.com](http://www.SummitHouseValues.com)

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	SP:LP	SP:AV	DOM
133 Summit Avenue Unit 27	FirstFlr	3	1	1.0	\$162,000	\$148,000	CO-OP	91%	0	370
10 Beauvoir Avenue	MultiFlr	6	3	1.0	\$239,900	\$230,000	\$532,400	96%	43%	29
43 Orchard Street	Colonial	9	4	2.1	\$315,000	\$305,000	\$172,100	97%	177%	123
54 Clark Street	Ranch	6	3	1.0	\$325,000	\$295,000	\$154,600	91%	191%	183
412 Morris Avenue	TwnEndUn	6	3	1.1	\$349,000	\$335,000	\$162,700	96%	206%	77
19 Baltusrol Road	Colonial	14	3	1.1	\$369,000	\$302,000	\$155,200	82%	195%	248
8 Henry Street	Colonial	8	3	1.1	\$375,000	\$360,000	\$143,400	96%	251%	42
42 Elm Street Unit 38A	TwnEndUn	4	1	1.1	\$399,000	\$377,500	\$161,600	95%	234%	93
124 Kent Place Boulevard	CapeCod	7	3	1.1	\$399,900	\$400,000	\$237,300	100%	169%	278
32 Milton Avenue	SplitLev	7	3	2.0	\$399,999	\$393,750	\$161,800	98%	243%	9
28 Morris Avenue Apt Cc1	TwnEndUn	5	2	2.1	\$450,000	\$415,000	\$215,200	92%	193%	71
15 Greenfield Avenue	Colonial	7	3	1.0	\$460,000	\$430,000	\$175,200	93%	245%	18
114 Baltusrol Road	Ranch	9	4	2.1	\$465,000	\$422,500	\$278,700	91%	152%	82
87 Passaic Avenue	Colonial	7	3	1.1	\$489,000	\$465,000	\$199,100	95%	234%	20
91 Springfield Avenue	TwnEndUn	7	2	2.2	\$500,000	\$525,000	\$211,300	105%	248%	11
10 Euclid Avenue Unit 502	HighRise	6	3	2.0	\$599,000	\$550,000	CO-OP	92%	0%	96
105 Broad Street	Colonial	8	3	3.1	\$629,000	\$625,000	New Construction	99%	0%	185
23 Ridgedale Avenue	Colonial	8	3	1.1	\$629,000	\$615,000	\$191,400	98%	321%	16
5 Ridgedale Avenue	Colonial	9	4	3.1	\$820,000	\$800,000	\$284,600	98%	281%	81
149 Colonial Road	Colonial	9	4	2.1	\$869,000	\$875,000	\$294,200	101%	297%	3



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*"Relax... You're with Maggee"*

Average Days on Market	<b>68</b>
Average List Price	<b>\$881,366</b>
Average Sales Price	<b>\$861,121</b>
% of List Price to Sales Price	<b>97%</b>
Sales Price to Assessed Value Ratio	<b>242%</b> (% calculated based on homes with assigned values)
# of Sold Homes for the Month	<b>35</b>

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

\*if your house is currently listed with another broker, please do not consider this a solicitation of your home.

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73 Tulip Street	Colonial	11	4	3.1	\$1,125,000	\$1,100,000	\$363,300	98%	0%	15
3 Glen Oaks Avenue	Colonial	9	4	2.1	\$1,175,000	\$1,150,000	\$442,300	98%	260%	20
38 Laurel Avenue	Colonial	12	5	3.1	\$1,175,000	\$1,233,000	\$455,400	105%	271%	14
23 Plymouth Road	Colonial	8	4	2.1	\$1,195,000	\$1,252,000	\$479,300	105%	261%	9
20 Clearview Drive	Colonial	8	3	3.0	\$1,225,000	\$1,187,500	\$501,400	97%	237%	23
16 Hillside Avenue	Victorian	11	6	3.0	\$1,295,000	\$1,230,000	\$428,800	95%	287%	25
14 Beekman Road	Colonial	10	4	3.1	\$1,429,000	\$1,475,000	\$553,200	103%	267%	9
74 Rotary Drive	Custom	11	4	3.1	\$1,435,000	\$1,367,000	\$572,100	95%	239%	9
21 Badeau Avenue	Colonial	11	5	3.1	\$1,495,000	\$1,450,000	\$647,300	97%	224%	36
61 Templar Way	Colonial	13	5	4.1	\$1,495,000	\$1,485,000	\$815,300	99%	182%	9
24 Windsor Road	Colonial	13	4	3.2	\$1,500,000	\$1,626,000	\$480,600	108%	338%	9
101 Hobart Avenue	Colonial	14	7	3.1	\$1,525,000	\$1,525,000	\$753,300	100%	202%	4
17 Colt Road	Colonial	10	4	3.1	\$1,750,000	\$1,695,000	\$824,600	97%	206%	6
86 Woodland Avenue	Colonial	14	6	3.1	\$1,795,000	\$1,670,000	\$518,200	93%	322%	25
21 Colt Road	Colonial	11	5	5.1	\$1,990,000	\$1,825,000	New Construction	92%	0%	116
<b>AVERAGES</b>					<b>\$881,366</b>	<b>\$861,121</b>		<b>97%</b>	<b>242%</b>	<b>68</b>



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