



Summit City **November 2010** Market Activity

Know what your home is worth Visit www.SummitHouseValues.com

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	133 Summit Avenue Unit 20	OneFloor	\$279,000	\$255,000	\$0	11/23/2010	319	91.40%	0.00
2	417 Morris Avenue Apt 39	TwnIntUn	\$310,000	\$285,000	\$112,300	11/23/2010	84	91.94%	0.00
3	133 Summit Avenue Unit 20	FirstFlr	\$325,000	\$285,000	\$4,952,200	11/16/2010	132	87.69%	0.06
4	412 Morris Avenue Unit 51	OneFloor	\$329,500	\$322,500	\$130,000	11/30/2010	109	97.88%	2.48
5	768 Springfield Avenue	TwnIntUn	\$339,900	\$326,000	\$143,500	11/02/2010	35	95.91%	2.27
6	15 Valemont Way	CapeCod	\$465,000	\$460,000	\$219,800	11/12/2010	25	98.92%	2.09
7	15 Hartley Road	SplitLev	\$589,000	\$570,000	\$235,400	11/12/2010	37	96.77%	2.42
8	72 Canoe Brook Parkway	Ranch	\$589,000	\$570,000	\$229,200	11/16/2010	29	96.77%	2.49
9	10 Waldron Avenue	Colonial	\$600,000	\$482,500	\$341,200	11/12/2010	131	80.42%	1.41
10	92 Fernwood Road	Ranch	\$750,000	\$750,000	\$348,600	11/09/2010	25	100.00%	0.00
11	14 Hillcrest Avenue	Colonial	\$750,000	\$987,000	\$546,800	11/05/2010	8	131.60%	1.81
12	10 Garden Road	SplitLev	\$757,000	\$650,000	\$330,500	11/19/2010	0	85.87%	1.97

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13	87 Mountain Avenue	Colonial	\$799,000	\$799,000	\$302,200	11/16/2010	20	100.00%	2.64
14	165 Kent Place Boulevard	Tudor	\$825,000	\$800,000	\$345,800	11/23/2010	60	96.97%	2.31
15	96 W End Avenue	Colonial	\$849,000	\$782,000	\$306,600	11/01/2010	49	92.11%	2.55
16	42 Parkview Terrace	Colonial	\$879,000	\$867,500	\$351,600	11/30/2010	51	98.69%	2.47
17	140 Ashland Road	Colonial	\$895,500	\$875,000	\$455,400	11/08/2010	16	97.71%	1.92
18	39 Plain Street	Colonial	\$929,000	\$933,500	\$94,800	11/02/2010	0	100.48%	9.85
19	34 Bedford Road	Colonial	\$969,000	\$975,000	\$468,800	11/15/2010	17	100.62%	2.08
20	10 Madison Avenue	Colonial	\$995,000	\$1,066,000	\$408,200	11/12/2010	12	107.14%	2.61
21	8 De Bary Place	Colonial	\$1,050,000	\$960,000	\$398,100	11/17/2010	52	91.43%	2.41
22	2 Colony Drive	Tudor	\$1,175,000	\$1,150,000	\$446,000	11/16/2010	43	97.87%	2.58
23	2 Oak Knoll Road	Tudor	\$1,195,000	\$1,250,605	\$548,200	11/09/2010	6	104.65%	2.28
24	2 Silver Lake Drive	Colonial	\$1,265,000	\$1,266,000	\$622,100	11/01/2010	7	100.08%	2.04
25	181 Kent Place Boulevard	Colonial	\$1,395,000	\$1,306,605	\$553,600	11/22/2010	14	93.66%	2.36
26	151 Oak Ridge Avenue	Tudor	\$1,395,000	\$1,295,000	\$735,000	11/16/2010	19	92.83%	1.76
AVERAGES			\$796,112	\$779,585			50	97.92%	2.19



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Average Days on Market	50
Average List Price	\$796,112
Average Sales Price	\$779,585
% of List Price to Sales Price	97.92%
Sales Price to Assessed Value Ratio	2.19
# of Units for the Month	26