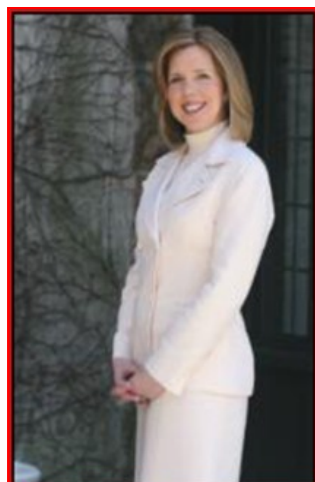




## Summit City **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	43 Clark Street	Ranch	\$219,900	\$229,000	\$149,800	09/24/2010	16	104.14%	1.53
2	800 Old Springfield Avenue	TwnIntUn	\$269,900	\$255,000	\$106,600	09/28/2010	78	94.48%	2.39
3	73 River Road	Bungalow	\$339,000	\$315,000	\$158,600	09/13/2010	128	92.92%	1.99
4	40 Parkview Terrace	CapeCod	\$430,000	\$430,000	\$300,200	09/24/2010	62	100.00%	1.43
5	49 Montrose Avenue	Ranch	\$469,000	\$525,000	\$246,500	09/28/2010	9	111.94%	2.13
6	10 Valemont Way	Colonial	\$519,900	\$500,000	\$130,400	09/01/2010	63	96.17%	3.83
7	7 Huntley Road	Colonial	\$560,000	\$545,000	\$251,200	09/15/2010	17	97.32%	2.17
8	256 Woodland Avenue	Colonial	\$599,000	\$599,000	\$230,900	09/01/2010	16	100.00%	2.59
9	32 Locust Drive	CapeCod	\$739,000	\$715,000	\$251,000	09/01/2010	25	96.75%	2.85
10	13 Eggers Court	TwnIntUn	\$749,000	\$730,000	\$0	09/13/2010	280	97.46%	0.00



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Continued on the next page



## Summit City **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
11	17 Ashland Road	Bungalow	\$769,000	\$780,000	\$280,100	09/03/2010	28	101.43%	2.78
12	13 Colony Court	Colonial	\$789,000	\$815,000	\$378,500	09/23/2010	54	103.30%	2.15
13	14 Rowan Road	Ranch	\$799,000	\$725,000	\$422,700	09/08/2010	135	90.74%	1.72
14	129 Tulip Street	Tudor	\$895,000	\$960,000	\$452,900	09/08/2010	9	107.26%	2.12
15	46 Valley View Avenue	Colonial	\$1,250,000	\$1,200,000	\$590,900	09/30/2010	61	96.00%	2.03
16	15 Highland Drive	Colonial	\$1,399,000	\$1,399,000	\$630,800	09/02/2010	14	100.00%	2.22
17	199 Summit Avenue	Colonial	\$1,695,000	\$1,600,000	\$935,300	09/02/2010	129	94.40%	1.71
18	156 Beechwood Road	Colonial	\$1,900,000	\$1,900,000	\$838,700	09/10/2010	33	100.00%	2.27
19	101 Hillcrest Avenue	Colonial	\$2,200,000	\$2,150,000	\$884,700	09/15/2010	11	97.73%	2.43
20	50 Fernwood Road	Colonial	\$3,200,000	\$3,140,520	\$1,282,800	09/30/2010	91	98.14%	2.45
21	106 Prospect Street	Colonial	\$3,595,000	\$3,500,000	\$295,200	09/29/2010	76	97.36%	11.86
<b>AVERAGES</b>			<b>\$1,113,605</b>	<b>\$1,095,834</b>			<b>64</b>	<b>98.40%</b>	<b>2.60</b>



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<b>Average Days on Market</b>	<b>64</b>
<b>Average List Price</b>	<b>\$1,113,605</b>
<b>Average Sales Price</b>	<b>\$1,095,834</b>
<b>% of List Price to Sales Price</b>	<b>98.40%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>2.60</b>
<b># of Units for the Month</b>	<b>21</b>