

# SUMMIT

## JANUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	1 CLEARVIEW DR	Colonial	\$875,000	\$870,000	\$338,200	1/3/2011	11	99.43%	2.57
2	14 FAY PL	SplitLev	\$539,000	\$507,000	\$237,400	1/6/2011	134	94.06%	2.14
3	69 RIVER RD	Colonial	\$267,000	\$250,000	\$160,500	1/7/2011	48	93.63%	1.56
4	412 MORRIS AVE UNIT 45	OneFloor	\$255,000	\$255,000	\$120,000	1/14/2011	161	100.00%	2.13
5	4 CLUB DR	Colonial/Cust	\$995,000	\$930,000	\$424,600	1/14/2011	60	93.47%	2.19
6	36 AUBREY ST	Custom	\$168,300	\$178,000	\$143,500	1/17/2011	18	105.76%	1.24
7	126 CANOE BROOK PKWY	SplitLev	\$469,000	\$471,000	\$278,900	1/17/2011	24	100.43%	1.69
8	65 ORCHARD ST	Colonial	\$230,000	\$232,500	\$141,400	1/18/2011	17	101.09%	1.64
9	42 KNOB HILL DR	SplitLev	\$995,000	\$999,000	\$520,300	1/19/2011	10	100.40%	1.92
10	1 SWEETBRIAR RD	Colonial	\$1,099,000	\$1,020,000	\$502,400	1/19/2011	73	92.81%	2.03
11	34 BROAD ST	HalfDupl	\$285,000	\$275,000	\$104,400	1/20/2011	19	96.49%	2.63
12	66 HUNTLEY RD	Ranch	\$365,000	\$362,000	\$150,500	1/28/2011	157	99.18%	2.41
AVERAGES			\$545,192	\$529,125			61	98.06%	2.01

### CURRENT **ACTIVE** LISTINGS IN SUMMIT

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 82

AVERAGE LIST PRICE: \$1,054,772

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 2.38

AVERAGE DAYS ON MARKET: 87

### CURRENT **"UNDER CONTRACT"** LISTINGS IN SUMMIT

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 27

AVERAGE LIST PRICE: \$ 983,585

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 2.38

AVERAGE DAYS ON MARKET: 79

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Not intended to solicit a property already listed.

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

**FLASHBACK!!!!**

**JANUARY 2010 YTD:**  
**AVG YTD Sales Price: \$699,492**  
**DOM: 119**  
**#Units YTD: 12**  
**SP:AV 2.08**

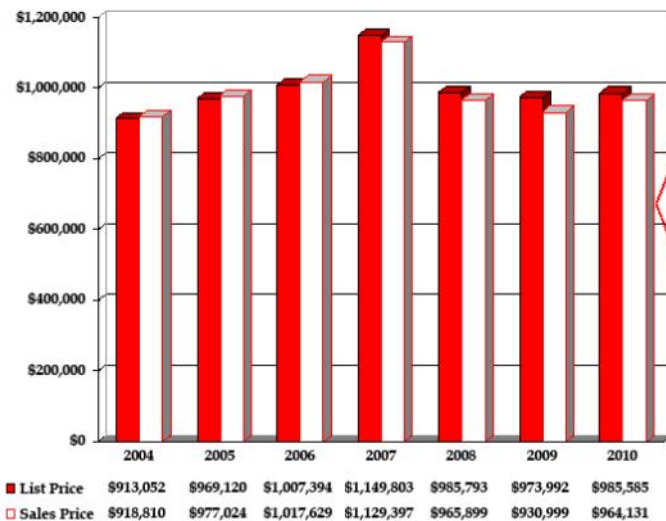
## Summit 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$545,192												\$545,192
Average Sales Price	\$529,125												\$529,125
Days on Market	61												61
% of List Price to Sales Price	98.06%												98.06%
Sales Price to Assessed Value	2.01												2.01
# Units Sold	12												12

**SUMMIT**

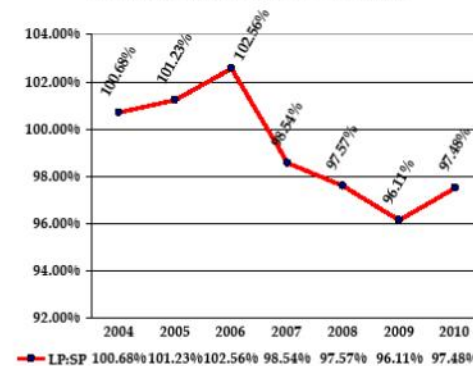
**SUMMIT**

**Average List Price and Sales Price**

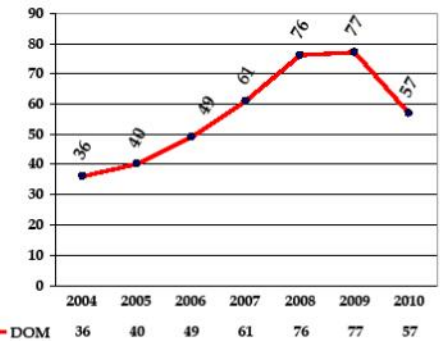


SALES PRICE TO ASSESSED VALUE RATIOS:	
2004	2.24
2005	2.48
2006	2.56
2007	2.61
2008	2.37
2009	2.19
2010	2.22

**Average Percentage of Sales Price to List Price**



**Average Days on Market**



**NUMBER OF UNITS SOLD EACH YEAR:**

2004	334
2005	276
2006	274
2007	292
2008	245
2009	221
2010	271

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