

SUMMIT

MAY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	25 NORWOOD AVE APT 7	TwnIntUn	\$1,295,000	\$1,250,000	\$600,000	5/2/2011	30	96.53%	2.08
2	5 LAUREL AVE	Colonial	\$829,000	\$810,000	\$309,700	5/5/2011	31	97.71%	2.62
3	103 PARK AVE UNIT E204	OneFloor	\$265,000	\$230,800	\$123,800	5/6/2011	93	87.09%	1.86
4	39 OAK RIDGE AVE	Colonial/Victr	\$2,095,000	\$2,010,000	\$713,200	5/6/2011	24	95.94%	2.82
5	100 PARK AVE	Colonial	\$235,000	\$125,000	\$155,200	5/9/2011	168	53.19%	0.81
6	141 HOBART AVE	Colonial	\$2,290,000	\$2,300,000	\$1,134,400	5/10/2011	21	100.44%	2.03
7	34 DRUM HILL DR	SplitLev	\$995,000	\$975,000	\$521,400	5/11/2011	35	97.99%	1.87
8	11 IRIS RD	Tudor	\$595,000	\$590,000	\$234,900	5/12/2011	40	99.16%	2.51
9	74 HAWTHORNE PL	Colonial	\$925,000	\$900,000	\$480,500	5/16/2011	25	97.30%	1.87
10	16 OAKLAND PL	Colonial	\$1,395,000	\$1,340,000	\$539,200	5/16/2011	16	96.06%	2.49
11	22 IRIS RD	CapeCod	\$349,000	\$330,000	\$204,600	5/20/2011	241	94.56%	1.61
12	19 OAK FOREST LN	Colonial	\$875,000	\$822,000	\$403,600	5/27/2011	156	93.94%	2.04
13	28 MORRIS AVE APT AA	TwnIntUn	\$485,000	\$465,000	\$184,300	5/31/2011	36	95.88%	2.52
14	12 WOODFERN RD	Ranch	\$575,000	\$525,000	\$312,800	5/31/2011	21	91.30%	1.68
15	167 COLONIAL RD	Colonial	\$849,000	\$849,000	\$317,400	5/31/2011	12	100.00%	2.67
16	8 WARWICK RD	Colonial	\$1,495,000	\$1,450,000	\$634,400	5/31/2011	43	96.99%	2.29
17	22 KINGS HILL CT	Colonial	\$1,599,000	\$1,450,000	\$911,800	5/31/2011	87	90.68%	1.59
18	124 HOBART AVE	Colo/Meditter	\$3,650,000	\$3,300,000	\$1,634,500	5/31/2011	177	90.41%	2.02
AVERAGE			\$1,155,333	\$1,095,656			70	93.06%	2.08

CURRENT **"ACTIVE"** LISTINGS IN SUMMIT

AS OF JUNE 11, 2011

NUMBER OF UNITS: 134

AVERAGE LIST PRICE: \$1,108,269

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 2.45

AVERAGE DAYS ON MARKET: 63

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

AS OF JUNE 11, 2011

NUMBER OF UNITS: 53

AVERAGE LIST PRICE: \$ 1,101,634

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 2.71

AVERAGE DAYS ON MARKET: 63

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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!!!!
MAY 2010 YTD:
AVG YTD Sales Price: \$845,401
DOM: 68
#Units YTD: 83
SP:AV 2.14

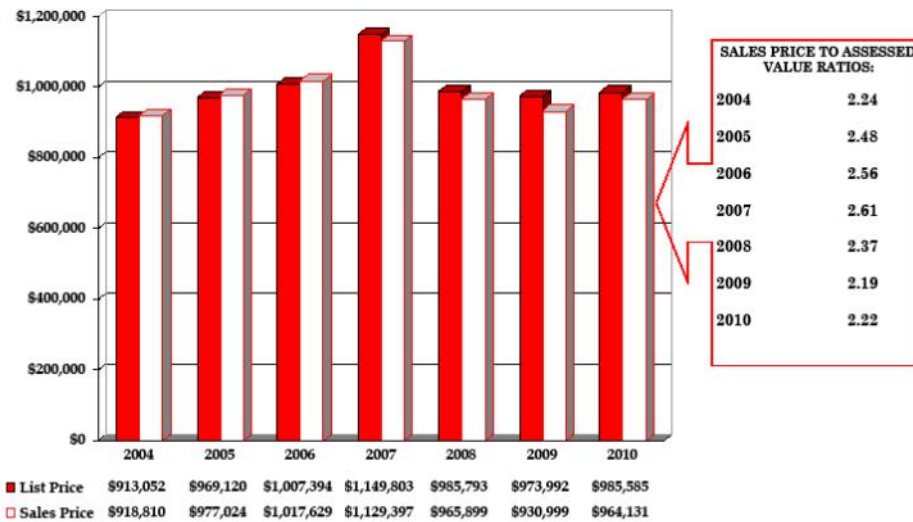
Summit 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$545,192	\$875,889	\$749,460	\$1,039,913	\$1,155,333								\$899,448
Average Sales Price	\$529,125	\$849,056	\$744,130	\$938,300	\$1,095,656								\$854,337
Days on Market	61	71	79	80	70								72
% of List Price to Sales Price	98.06%	96.63%	98.01%	95.69%	93.06%								96.05%
Sales Price to Assessed Value	2.01	2.23	2.14	2.16	2.08								2.12
# Units Sold	12	9	15	15	18								69

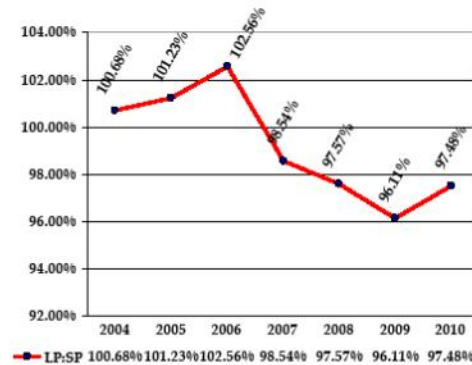
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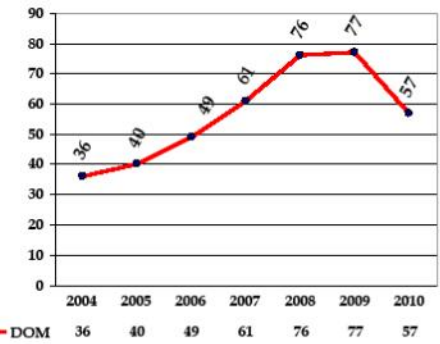
Average List Price and Sales Price



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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