

## SUMMIT June 2009 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Summit, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original Sale Price	List Price	Sale Price	DOM	Beds	Baths	Style
18 Beauvoir Ave	\$244,000	\$244,000	\$245,000	36	3	1	TwnIntUn
4 Denman Pl	\$410,000	\$410,000	\$399,000	56	3	1	Colonial
5 Van Dyke Pl	\$469,000	\$469,000	\$469,000	27	4	2.1	Colonial
101 Beekman Rd	\$589,000	\$575,000	\$570,000	98	3	2	Ranch
65 Karen Way	\$679,000	\$599,000	\$585,000	215	3	2	SplitLev
22 Club Drive	\$629,000	\$629,000	\$700,000	7	4	3.1	SplitLev
57 Montrose Avenue	\$725,000	\$649,000	\$620,000	24	3	2.1	Carriage
9 Iris Rd	\$729,000	\$729,000	\$695,000	38	4	3.1	Colonial
5 Laurel Avenue	\$765,000	\$765,000	\$775,000	3	3	1.1	Colonial
10 Division Avenue	\$779,000	\$779,000	\$765,000	9	6	3.1	Colonial
7 Lorraine Road	\$785,000	\$785,000	\$861,000	12	4	2.1	Colonial
199 Woodland Avenue	\$899,000	\$899,000	\$912,000	10	5	4.1	Contemp
38 Gloucester Road	\$900,000	\$900,000	\$853,000	32	4	3.1	SplitLev
15 Sweetbriar Rd	\$959,000	\$959,000	\$1,075,000	17	4	2.2	Colonial
54 Portland Road	\$1,095,000	\$1,095,000	\$1,060,000	27	4	2.2	Colonial
52 Division	\$1,250,000	\$1,250,000	\$1,225,000	21	5	3	Colonial
92 Rotary Dr	\$1,375,000	\$1,375,000	\$1,175,000	19	6	3.1	Colonial
255 Oak Ridge Ave	\$1,650,000	\$1,650,000	\$1,500,000	41	4	4.2	Colonial
31 Gloucester Road	\$1,695,000	\$1,695,000	\$1,632,500	14	5	5.1	Colonial
35 Oak Ridge Ave	\$1,950,000	\$1,950,000	\$1,900,000	40	5	4.2	Victrian
244 Oak Ridge Ave	\$2,190,000	\$2,190,000	\$1,975,000	60	6	4.1	Colonial
91 Fernwood Rd	\$3,495,000	\$3,495,000	\$3,100,000	16	6	6.1	Colonial

AVERAGE DAYS ON MARKET:38    AVERAGE LISTING PRICE:    \$1,170,686  
 AVERAGE SALE PRICE: \$1,041,262    % SALE PRICE / LIST PRICE: 96%

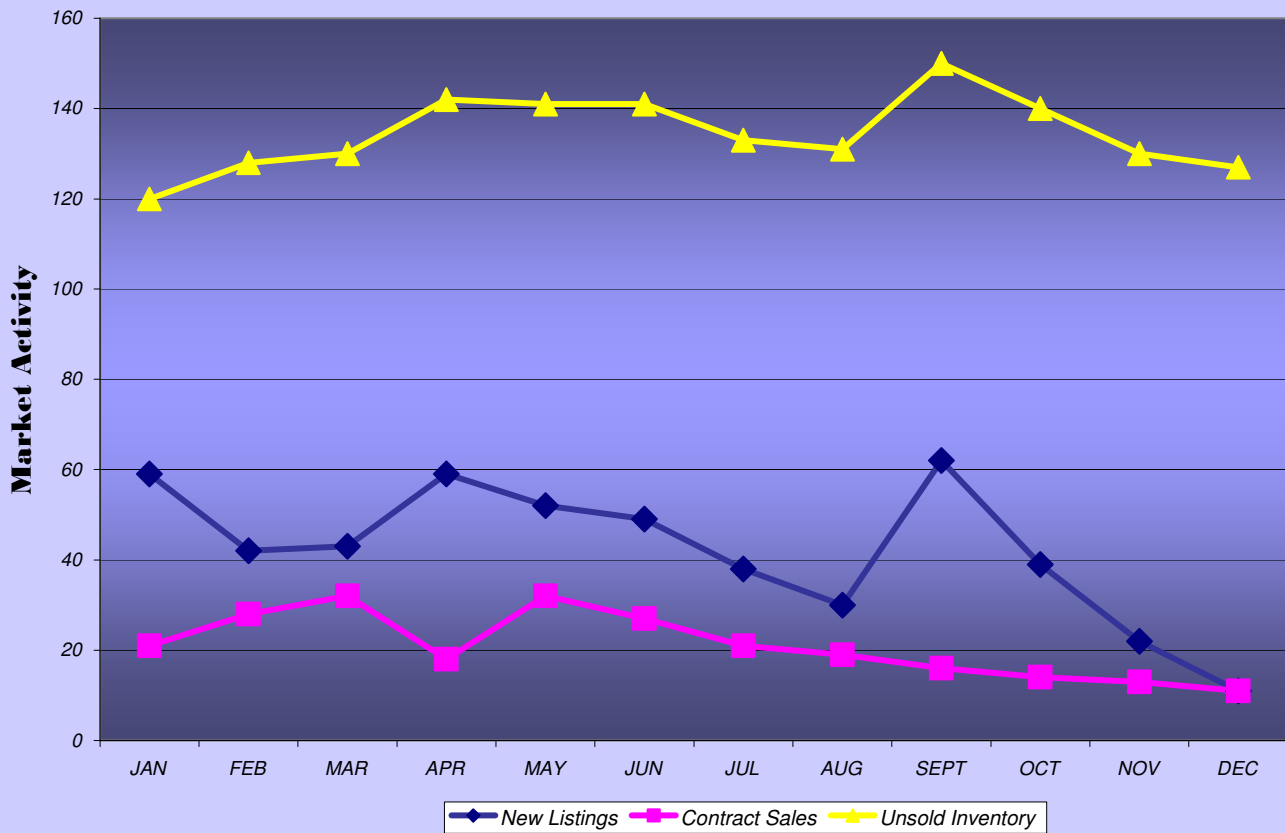
## SUMMIT HOME SALE TRENDS June thru June 2009

	June 2008	July	Aug.	Sept.	Oct.	Nov.
Average Listing Price	\$1,212,152	\$1,076,344	\$1,194,065	\$1,239,203	\$1,199,995	\$1,262,642
Average Sale Price	\$1,209,713	\$1,232,780	\$1,077,204	\$1,072,270	\$774,400	\$933,958
%Sale Price to List Price Ratio	97%	98%	101%	101%	98%	96%
Days on Market	63	45	44	48	63	56
# of Active Listings	195	180	169	192	189	166
# of Closed Listings	26	30	28	20	17	13

desc	Dec.	Jan.	Feb.	March	April	June 2009
Average Listing Price	\$1,320,856	\$1,355,710	\$1,233,966	\$1,205,798	\$1,213,791	\$1,170,686
Average Sale Price	\$837,477	\$1,218,325	\$899,732	\$504,893	\$835,934	\$1,041,262
%Sale Price to List Price Ratio	92%	94%	96%	93%	94%	96%
Days On Market	64	110	88	106	87	38
# of Active Listings	150	160	183	213	214	214
# of Closed Listings	13	8	7	7	12	22

June 09	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$275,613	\$534,000	\$0	\$0	0	0%
2	\$449,863	\$369,380	\$499,000	\$0	0	0%
3	\$602,570	\$672,685	\$580,800	\$532,333	72	99%
4	\$977,032	\$918,112	\$952,908	\$901,625	25	100%
5	\$2,239,529	\$2,694,983	\$1,673,317	\$1,637,071	24	93%
TOWN	\$1,170,686	\$1,021,514	\$957,993	\$1,041,262	38	96%

# SUMMIT 2008



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