

SUMMIT April 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
10 Summit Ave.	\$394,900	\$385,000	62	4	2.1	Colonial
61 Ashwood Ave.	\$398,000	\$385,000	211	4	2	Colonial
103 Park Ave. #E206	\$400,000	\$370,000	135	2	2	See Remarks
768 Springfield Ave. #C3	\$419,000	\$410,000	31	2	2.1	Twnhse-Int
1 Euclid Ave. #4E	\$419,900	\$405,000	36	1	1	Hi-Rise
18 Passaic Ave.	\$439,000	\$420,000	14	3	2	Cape Cod
777 Springfield Ave. #16	\$449,900	\$420,000	15	2	2.1	Multi-FI, Twhnhse-Int
19 Briant Pkwy	\$499,900	\$485,000	179	3	2	Cape Cod
28 Morris Ave. Unit#DD	\$549,000	\$586,000	21	2	2.1	Twnhse-End
10A Gates Ave.	\$554,900	\$555,000	214	3	2.1	Twnhse-End
5 Mt. Vernon Ave.	\$629,000	\$635,000	9	3	1.1	Colonial
8 Montrose Ave.	\$699,000	\$699,000	10	3	1.1	Colonial
32 Ridgedale Ave.	\$799,000	\$795,000	66	4	3	Colonial
80 Pine Grove Ave.	\$949,500	\$900,000	128	4	2	Cape Cod, Colonial
36 Willow Rd.	\$975,000	\$940,000	168	4	3.2	Colonial
313 Ashland Rd.	\$975,000	\$960,000	20	4	2.1	Colonial
8 Tanglewood Dr.	\$1,095,000	\$1,100,000	16	5	3.1	Custom Home
80 Woodland Ave.	\$1,195,000	\$1,025,000	75	4	3	Colonial
36 Badeau Ave.	\$2,395,000	\$2,551,000	8	4	4.1	Victorian

AVERAGE DAYS ON MARKET: 75
 AVERAGE LISTING PRICE: \$1,259,403
 AVERAGE SALE PRICE: \$738,211
 % SALE PRICE / LIST PRICE: 99%

SUMMIT HOMESALE TRENDS April 2005 – April 2006

	Apr. 05	May	Jun.	Jul.	Aug.	Sept.	Oct.
Average Listing Price	\$1,026,629	\$1,193,892	\$936,214	\$1,192,735	\$910,271	\$1,192,326	\$1,157,550
Average Sale Price	\$690,730	\$871,289	\$1,179,981	\$1,072,129	\$1,092,917	\$1,072,194	\$885,722
%Sale Price to List Price Ratio	100.53%	104.56%	103.87%	99.81%	101.09%	99.87%	100.08%
Days on Market						49	35

	Nov.	Dec.	Jan.	Feb.	Mar.	Apr. 06
Average Listing Price	\$1,072,817	\$1,108,423	\$1,053,180	\$1,170,306	\$1,161,277	\$1,259,403
Average Sale Price	\$1,079,528	\$1,235,276	\$1,116,618	\$761,179	\$1,086,525	\$738,211
%Sale Price to List Price Ratio	98%	118%	101%	99%	99%	99%
Days On Market	60	46	31	47	59	75



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