

SUMMIT August 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
133 Summit Ave.	\$259,000	\$245,000	85	1	1	Hi-Rise, One Fl. Unit
390 Morris Ave. #15	\$299,900	\$299,900	24	2	1	1 st Fl. Unit, One Fl. Unit
417 Morris Ave.	\$364,900	\$362,000	8	2	1	Multi-Fl Unit, Twnhse-Int.
31 Clark St.	\$459,000	\$445,000	59	3	1.1	Ranch
23 Baltusrol Pl.	\$469,000	\$486,000	10	3	1	Colonial
61 Madison Ave.	\$629,000	\$614,000	48	3	1.1	Colonial
4 Brainerd Rd.	\$649,000	\$611,000	227	5	2.1	Split Level
29 W. End Ave.	\$705,000	\$710,000	80	4	1.1	Colonial
14 Madison Ave.	\$775,000	\$775,000	7	4	2.1	Colonial
25 Colony Dr.	\$799,000	\$795,000	60	4	2.1	Colonial
49 High St.	\$849,000	\$800,000	88	5	3	Colonial, Split Level
130 Tulip St.	\$899,000	\$999,000	15	4	2.2	Colonial
107 Larned Rd.	\$935,000	\$935,000	10	3	2.2	Colonial
275 Ashland Rd.	\$949,000	\$917,000	95	4	2.1	Colonial
253 Ashland Rd.	\$965,000	\$999,500	9	4	3	Colonial
3 Oak Knoll Rd.	\$975,000	\$1,103,000	23	4	3.2	Tudor
1 Little Wolf Rd.	\$995,000	\$950,000	62	6	3	Expanded Ranch
27 Windsor Rd.	\$1,050,000	\$1,050,000	15	3	2.1	Colonial
27 Colony Dr.	\$1,199,000	\$1,189,000	51	3	2.1	Colonial
14 Valley View Ave.	\$1,229,000	\$1,255,000	14	4	3.1	Colonial
206 Springfield Ave.	\$1,395,000	\$1,335,000	21	5	3.2	Colonial
54 Ox Bow Ln.	\$1,479,000	\$1,600,000	10	5	3.1	Colonial
10 Beacon Rd.	\$1,595,000	\$1,700,500	20	5	4.1	Contemporary
6 Valley View Ave.	\$1,795,000	\$1,972,000	7	5	3.2	Colonial
18 Linda Ln.	\$2,350,000	\$2,275,000	11	6	4.3	Colonial
106 Beechwood Rd.	\$2,395,000	\$2,200,000	33	5	4.1	Colonial
35 Colt Rd.	\$2,475,000	\$2,677,000	11	5	3.1	Colonial, Custom Hm
9 Canterbury Ln.	\$3,550,000	\$3,275,000	49	5	5.1	Colonial

AVERAGE DAYS ON MARKET: 44
 AVERAGE LISTING PRICE: \$1,041,752
 AVERAGE SALE PRICE: \$1,541,900
 % SALE PRICE / LIST PRICE: 129%

SUMMIT HOMESALE TRENDS August 2005 – August 2006

	Aug. 05	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Average Listing Price	\$910,271	\$1,192,326	\$1,157,550	\$1,072,817	\$1,108,423	\$1,053,180	\$1,170,306
Average Sale Price	\$1,092,917	\$1,072,194	\$885,722	\$1,079,528	\$1,235,276	\$1,116,618	\$761,179
%Sale Price to List Price Ratio	101.09%	99.87%	100.08%	98%	118%	101%	99%
Days on Market	23	49	35	60	46	31	47
# of Active Listings	65	97	99	98	79	75	84

	Mar.	Apr.	May	Jun.	Jul.	Aug. 06
Average Listing Price	\$1,161,277	\$1,259,403	\$1,185,900	\$1,107,908	\$1,121,968	\$1,041,752
Average Sale Price	\$1,086,525	\$738,211	\$1,401,342	\$1,105,166	\$1,067,185	\$1,541,900
%Sale Price to List Price Ratio	99%	99%	114%	100%	99%	129%
Days On Market	59	75	30	30	45	44
# of Active Listings	125	130	160	154	129	123



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