

SUMMIT August 2007 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.

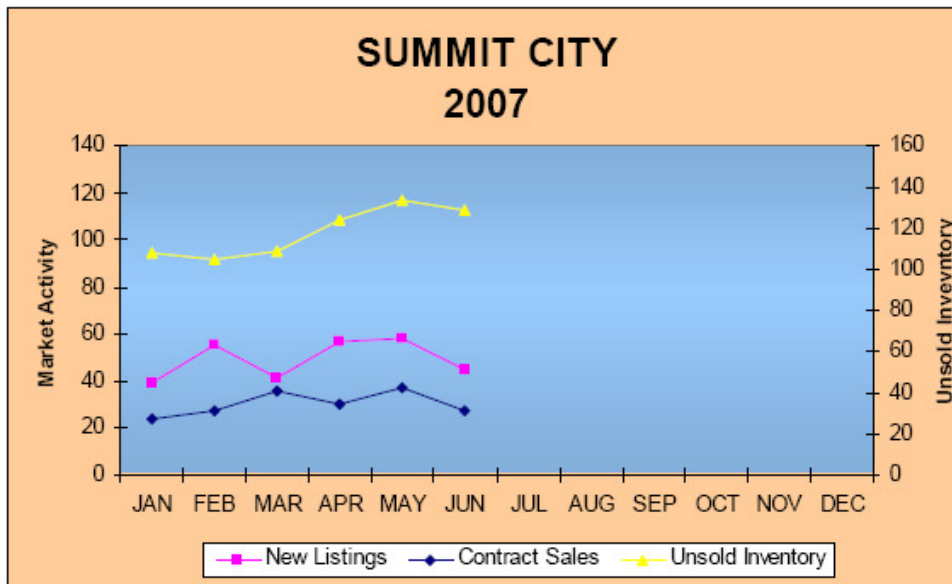
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
417 Morris Ave. #34	\$365,000	\$355,000	\$350,000	74	2	1	Multi-FI, Twnhse-Int.
768 Springfield Ave. #E-6	\$389,000	\$389,000	\$370,000	37	2	2.1	Twnhse-Int
75 Broad St.	\$444,900	\$424,900	\$412,000	72	2	2	Ranch
4 Van Dyke Pl.	\$520,000	\$495,000	\$455,000	90	3	1.3	Colonial
67-75 New England #69A	\$554,000	\$499,000	\$460,000	106	2	1	One Fl. Unit
14 Henry St.	\$509,000	\$499,000	\$490,000	77	3	2	Cape Cod
61 Karen Way	\$714,000	\$699,000	\$725,000	36	4	2	Split Level
62 Eggers Ct.	\$759,900	\$759,900	\$739,900	163	2	3.2	Twnhse-End
280 Kent Pl. Blvd.	\$769,000	\$769,000	\$752,000	18	3	1.1	Colonial
62 Mountain Ave.	\$875,000	\$799,999	\$790,000	52	5	3.1	Victorian
228 Kent Pl. Blvd.	\$899,900	\$899,900	\$880,000	37	4	3	Split Level
80 Mountain Ave.	\$935,000	\$935,000	\$923,000	23	5	2.1	Colonial
98 Mountain Ave.	\$1,065,000	\$1,065,000	\$1,065,000	8	4	3.1	Victorian
5 Rotary Ln.	\$1,185,000	\$1,185,000	\$1,185,000	6	4	4.1	Split Level
52 Bellevue Ave.	\$1,385,000	\$1,295,000	\$1,210,000	76	5	3.1	Colonial
90 Druid Hill Rd.	\$1,349,000	\$1,295,000	\$1,250,000	73	5	3.2	Colonial
45 Linden Pl.	\$1,300,000	\$1,300,000	\$1,331,000	13	4	3.2	Colonial
14 West Ln.	\$1,495,000	\$1,350,000	\$1,250,000	113	5	3.2	Custom Hm, Split Level
18 Winchester Rd.	\$1,365,000	\$1,365,000	\$1,382,500	8	4	3.1	Colonial, Expand Ranch
135 Maple St.	\$1,399,000	\$1,399,000	\$1,450,000	8	4	3.1	Colonial
31 Sweetbriar Rd.	\$1,495,000	\$1,495,000	\$1,530,000	10	4	3.1	Colonial
11 Fairview Ave.	\$1,495,000	\$1,495,000	\$1,600,000	70	5	2.1	Victorian
12 Hawthorne Pl.	\$1,575,000	\$1,500,000	\$1,450,000	70	5	3.1	Colonial
80 Dale Dr.	\$1,695,000	\$1,645,000	\$1,600,000	78	4	3.1	Colonial
52 Blackburn Pl.	\$1,895,000	\$1,700,000	\$1,625,000	132	4	4.1	Colonial
45 Bellevue Ave.	\$1,935,000	\$1,935,000	\$1,935,000	14	5	3.2	Colonial
50 Colt Rd.	\$2,149,000	\$2,149,000	\$2,051,000	36	4	3.1	Colonial
193 Summit Ave.	\$2,250,000	\$2,250,000	\$2,210,000	9	7	3.2	Colonial
282 Summit Ave.	\$2,550,000	\$2,295,000	\$2,120,000	97	6	4.2	Colonial
22 Portland Rd.	\$2,500,000	\$2,500,000	\$2,375,000	27	5	3.1	Colonial
162 Mountain Ave.	\$2,875,000	\$2,875,000	\$2,820,000	33	4	4.1	Colonial, Tudor
85 Oak Ridge Ave.	\$2,895,000	\$2,895,000	\$2,800,000	158	5	3.1	Colonial
66 Fernwood Rd.	\$3,890,000	\$3,890,000	\$4,600,018	10	6	5.1	Colonial

AVERAGE DAYS ON MARKET: 54
 AVERAGE LISTING PRICE: \$1,066,581
 AVERAGE SALE PRICE: \$1,418,638
 % SALE PRICE / LIST PRICE: 100%

SUMMIT HOMESALE TRENDS August 2006 – August 2007

	Aug. 06	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Average Listing Price	\$1,041,752	\$1,084,003	\$1,157,029	\$1,115,384	\$1,163,671	\$1,181,756	\$1,260,922
Average Sale Price	\$1,541,900	\$938,136	\$726,781	\$839,147	\$990,305	\$883,750	\$1,008,073
%Sale Price to List Price Ratio	129%	96%	98%	102%	97%	94%	98%
Days on Market	44	68	46	41	73	75	69
# of Active Listings	123	150	148	142	122	128	152

	Mar.	Apr.	May	Jun.	Jul.	Aug. 07
Average Listing Price	\$1,205,700	\$1,272,865	\$1,269,589	\$1,190,075	\$1,093,057	\$1,066,581
Average Sale Price	\$1,254,778	\$1,028,842	\$1,136,696	\$1,175,448	\$1,203,414	\$1,418,638
%Sale Price to List Price Ratio	97%	99%	98%	102%	100%	100%
Days On Market	35	86	77	49	59	54
# of Active Listings	150	164	184	179	165	143



SUMMIT CITY 2nd Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	48.0	45.0	42.0	50.7	53.3
<i>Average # Of Sales/Monthly</i>	32.0	40.7	29.7	29.0	31.3
<i>Supply & Demand Ratio</i>	67%	90%	71%	57%	59%
<i>Unsold Inventory</i>	75	48	65	105	129
<i>Projected Absorption (Months)</i>	2	1	2	4	4



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