

SUMMIT April 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
133 Summit Ave Unit 38	\$195,000	\$195,000	\$185,000	38	1	1	HighRise
68-86 New England Ave Unit 46	\$369,000	\$299,000	\$303,650	114	2	2	OneFloor
417 Morris Ave Unit 32	\$359,900	\$349,900	\$337,500	105	2	2	TwnIntUn
768 Springfield ave - B5	\$429,000	\$399,000	\$359,000	115	2	2.1	TwnIntUn
54 New England Ave U-3	\$485,000	\$419,000	\$370,000	140	2	2.1	TwnEndUn
76 Ashwood	\$419,000	\$419,000	\$451,129	9	4	2.1	Colonial
17 Plain Street	\$579,000	\$559,000	\$539,000	57	3	2	Colonial
64 Dale Drive	\$875,000	\$799,000	\$735,000	85	4	3.1	Colonial
109 Oak ridge Ave	\$1,175,000	\$800,000	\$760,000	89	5	3.1	Colonial
7 Club Drive	\$1,139,000	\$1,139,000	\$1,075,000	181	3	3.1	RanchExp
104 Oak Ridge Avenue	\$2,450,000	\$2,345,000	\$2,250,000	82	5	4.1	Colonial
257 Oak Ridge Avenue	\$2,450,000	\$2,450,000	\$2,200,000	79	5	4.2	Colonial

AVERAGE DAYS ON MARKET:106 AVERAGE LISTING PRICE: \$1,213,791
 AVERAGE SALE PRICE: \$835,934 % SALE PRICE / LIST PRICE: 94%

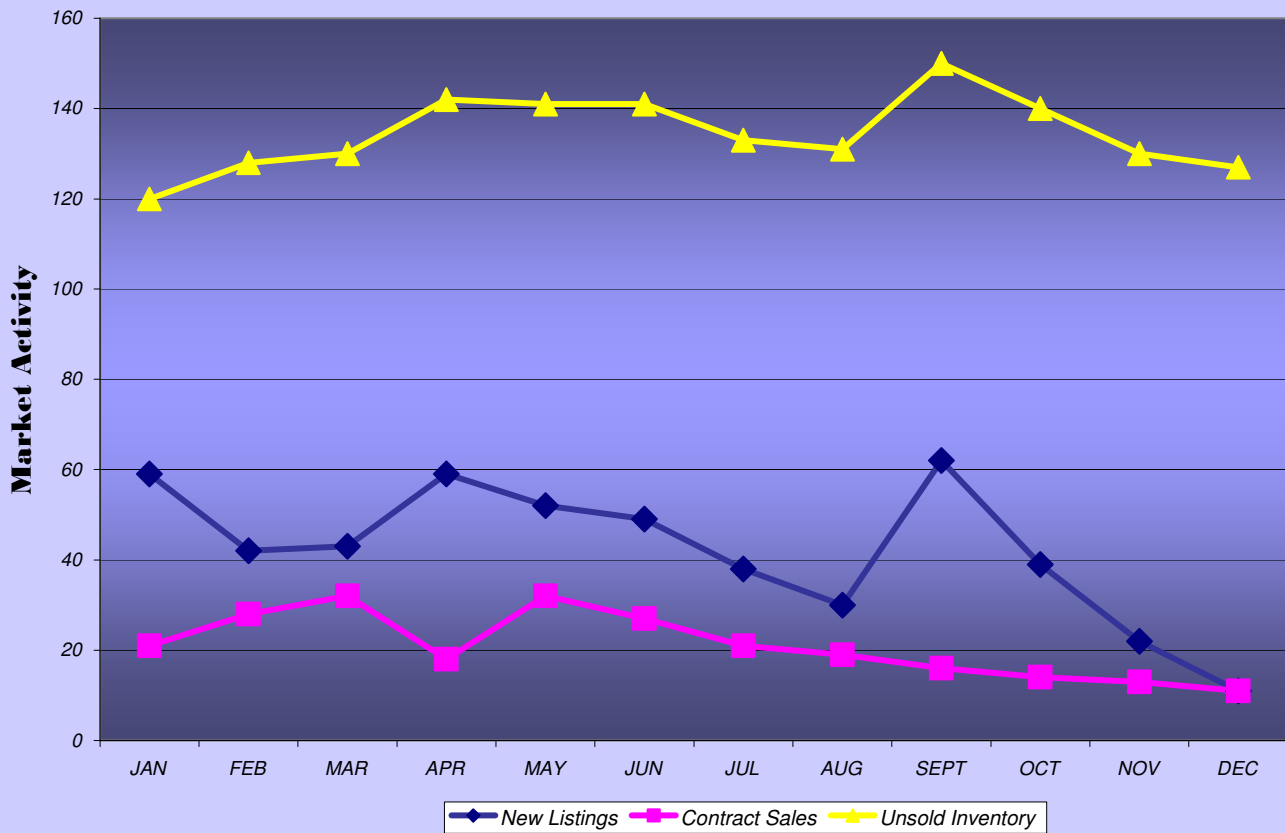
SUMMIT HOME SALE TRENDS April 2008 thru April 2009

	April 2008	May	June	July	Aug.	Sept.
Average Listing Price	\$1,239,644	\$1,257,405	\$1,212,152	\$1,076,344	\$1,194,065	\$1,239,203
Average Sale Price	\$836,500	\$823,383	\$1,209,713	\$1,232,780	\$1,077,204	\$1,072,270
%Sale Price to List Price Ratio	100%	99%	97%	98%	101%	101%
Days on Market	56	49	63	45	44	48
# of Active Listings	180	196	195	180	169	192
# of Closed Listings	13	21	26	30	28	20

	Oct.	Nov.	Dec.	Jan.	Feb.	March	April 2009
Average Listing Price	\$1,199,995	\$1,262,642	\$1,320,856	\$1,355,710	\$1,233,966	\$1,205,798	\$1,213,791
Average Sale Price	\$774,400	\$933,958	\$837,477	\$1,218,325	\$899,732	\$504,893	\$835,934
%Sale Price to List Price Ratio	98%	96%	92%	94%	96%	93%	94%
Days On Market	63	56	64	110	88	106	87
# of Active Listings	189	166	150	160	183	213	214
# of Closed Listings	17	13	13	8	7	7	12

April 09	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$277,400	\$0	\$0	\$185,000	38	95%
2	\$461,480	\$414,200	\$429,000	\$333,383	111	95%
3	\$625,652	\$634,694	\$568,778	\$807,000	119	95%
4	\$961,594	\$1,095,130	\$892,271	\$593,065	47	97%
5	\$2,159,204	\$2,075,412	\$1,434,600	\$1,736,667	83	93%
TOWN	\$1,213,791	\$1,195,354	\$843,300	\$835,934	87	94%

SUMMIT 2008



Susan Adler
Over 900 Homes Sold!
#1 Keller Williams Agent in NJ 2005, 2006, 2007



Cellular: (973) 464-9129
 Office: (973) 376-0033 ext 101
 Fax: (908) 273-2996

Certified Luxury Home Marketing Specialist (CLHMS)

KELLER WILLIAMS
 REALTY
 PREMIER PROPERTIES
 Of Essex, Union & Morris Counties