

SUMMIT January 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
10 Edison Drive	\$399,000	\$399,000	\$365,000	34	1.1	1	CapeCod
58 W END AVE	\$400,000	\$400,000	\$400,000	5	1.1	1	Colonial,FixrUppr
90 NEW ENGLAND AVE	\$599,000	\$599,000	\$522,600	34	2.1	1	TwnIntUn,MultiFlr
12 WEBSTER AVE	\$689,000	\$619,000	\$619,000	71	2	1	Colonial
65 Blackburn Place	\$1,830,000	\$1,495,000	\$1,425,000	193	3.1	1	Colonial
193 BLACKBURN RD	\$2,800,000	\$1,825,000	\$1,790,000	98	5.2	2	Colonial,Custom
144-A Kent Place Bvd	\$1,950,000	\$1,950,000	\$1,950,000	312	3.1	3	Colonial
17 Ridge Road	\$3,225,000	\$3,075,000	\$2,675,000	134	3.2	2	Colonial

AVERAGE DAYS ON MARKET:	110
AVERAGE LISTING PRICE:	\$1,355,710
AVERAGE SALE PRICE:	\$1,218,325
% SALE PRICE / LIST PRICE:	94%

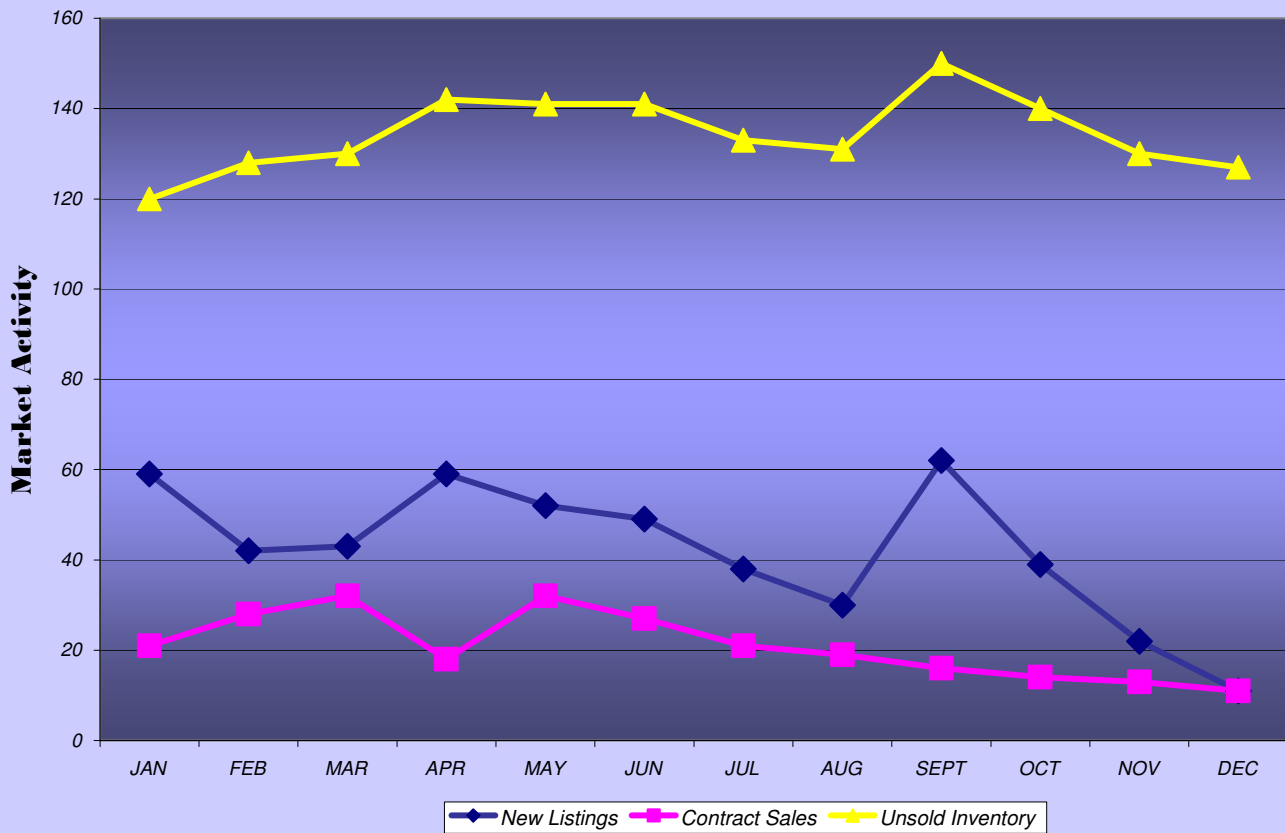
SUMMIT HOME SALE TRENDS January 2008 thru January 2009

	Jan. 2008	Feb.	March	April	May	June
Average Listing Price	\$1,103,962	\$1,213,965	\$1,206,506	\$1,239,644	\$1,257,405	\$1,212,152
Average Sale Price	\$847,714	\$779,083	\$1,003,500	\$836,500	\$823,383	\$1,209,713
%Sale Price to List Price Ratio	100%	96%	95%	100%	99%	97%
Days on Market	32	100	71	56	49	63
# of Active Listings	166	163	168	180	196	195
# of Closed Listings	14	11	18	13	21	26

	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.2009
Average Listing Price	\$1,076,344	\$1,194,065	\$1,239,203	\$1,199,995	\$1,262,642	\$1,320,856	\$1,355,710
Average Sale Price	\$1,232,780	\$1,077,204	\$1,072,270	\$774,400	\$933,958	\$837,477	\$1,218,325
%Sale Price to List Price Ratio	98%	101%	101%	98%	96%	92%	94%
Days On Market	45	44	48	63	56	64	110
# of Active Listings	180	169	192	189	166	150	160
# of Closed Listings	30	28	20	17	13	13	8

Jan 09	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$307,150	\$322,000	\$0	\$0	0	0%
2	\$464,729	\$0	\$695,000	\$522,600	34	87%
3	\$634,069	\$550,621	\$848,000	\$619,000	71	100%
4	\$910,925	\$829,250	\$499,000	\$905,000	117	99%
5	\$2,862,938	\$2,853,769	\$0	\$1,963,333	142	92%
TOWN	\$1,355,710	\$1,407,722	\$722,500	\$1,218,325	110	94%

SUMMIT 2008



Susan Adler
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