

Summit December 2008 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	30 Joanna Way	Colonial	\$1,325,000	\$1,225,000	\$590,400	12/10/2008	136	92.45%	2.07
2	145 Colonial Road	Colonial	\$685,000	\$685,000	\$274,300	12/11/2008	5	100.00%	2.50
3	53 Madison Ave	Colonial	\$589,900	\$589,900	\$244,700	12/15/2008	16	100.00%	2.41
4	36 Madison Avenue	Colonial	\$689,000	\$600,000	\$265,600	12/15/2008	70	87.08%	2.26
5	23 Waldron Ave	Colonial	\$849,000	\$840,000	\$383,100	12/15/2008	19	98.94%	2.19
6	67 River Rd	FixrUppr	\$310,000	\$280,000	\$175,100	12/16/2008	53	90.32%	1.60
7	31 West End Ave	Colonial	\$524,900	\$485,000	\$252,700	12/19/2008	42	92.40%	1.92
8	18 Caldwell Ave	Split/FixrUppr	\$350,000	\$290,000	\$160,900	12/22/2008	109	82.86%	1.80
9	58 Valley View Avenue	Tudor	\$1,495,000	\$1,436,300	\$535,400	12/22/2008	78	96.07%	2.68
10	79 Valley View Ave	Colonial	\$1,500,000	\$1,200,000	\$637,100	12/29/2008	185	80.00%	1.88
11	32 Ashland Rd	Tudor	\$619,000	\$587,000	\$339,200	12/30/2008	36	94.83%	1.73
12	7 Brainerd Road	SplitLev	\$565,000	\$556,500	\$232,600	12/31/2008	44	98.50%	2.39
13	171 Ashland Road	Colonial	\$849,000	\$849,000	\$356,500	12/31/2008	10	100.00%	2.38
14	65 Oak Ridge Ave	Colonial	\$1,195,000	\$1,025,000	\$567,600	12/31/2008	18	85.77%	1.81
15	9 Sweetbriar Road	Colonial	\$1,220,000	\$1,085,000	\$519,600	12/31/2008	161	88.93%	2.09
AVERAGES			\$851,053	\$782,247			65	92.54%	2.11

Average Days on Market 65
Average List Price \$851,053
Average Sales Price \$782,247
% of List Price to Sales Price 92.54%
Sales Price to Assessed Value Ratio 2.11
of Units for the Month 15

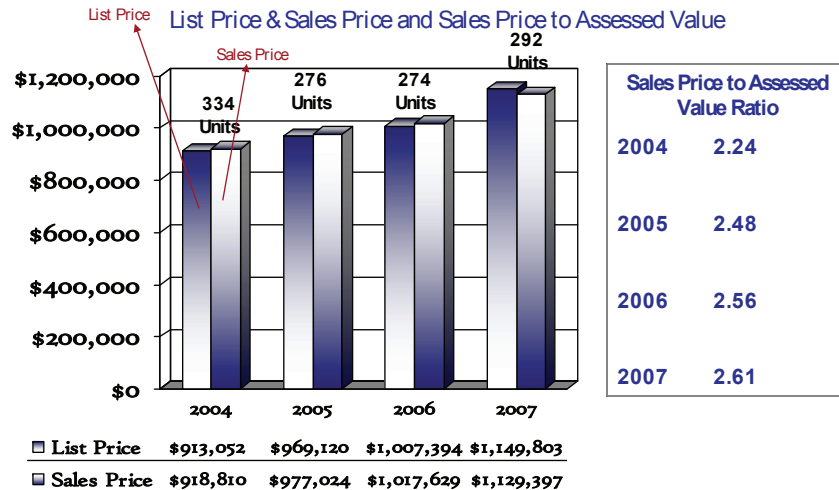
FLASHBACK!!!!
December 2007 YTD:

AVG YTD Sales Price: \$1,129,397 -14.4%
DOM: 61 +20.8%
#Units YTD: 292 -16.1%

Summit 2008 Year to Date Market Trends

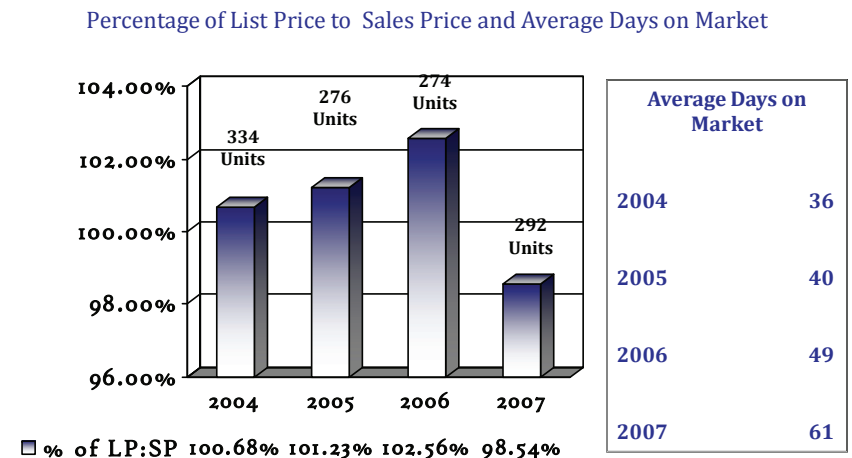
	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$848,921	\$738,727	\$1,005,033	\$897,327	\$851,992	\$972,169	\$1,278,044	\$1,087,557	\$1,030,218	\$875,504	\$952,223	\$851,053	\$985,793
Average Sales Price	\$847,714	\$706,523	\$954,238	\$896,400	\$836,444	\$948,534	\$1,254,215	\$1,096,768	\$1,036,609	\$853,000	\$913,269	\$782,247	\$965,899
Days on Market	34	123	77	47	50	55	46	41	52	62	55	65	76
% of List Price to Sales Price	98.51%	96.56%	96.25%	99.34%	98.56%	97.69%	98.04%	99.78%	97.64%	97.37%	95.18%	92.54%	97.57%
Assessed Value to Sales Price	2.48	2.57	2.37	2.49	2.51	2.40	2.38	2.38	2.47	2.08	2.36	2.11	2.37
# Units Sold	14	11	21	15	26	29	34	28	22	17	13	15	245

Summit Market *Averages* 2004-2007



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

Summit Market *Averages* 2004-2007



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.