

Summit January 2008 Market Activity

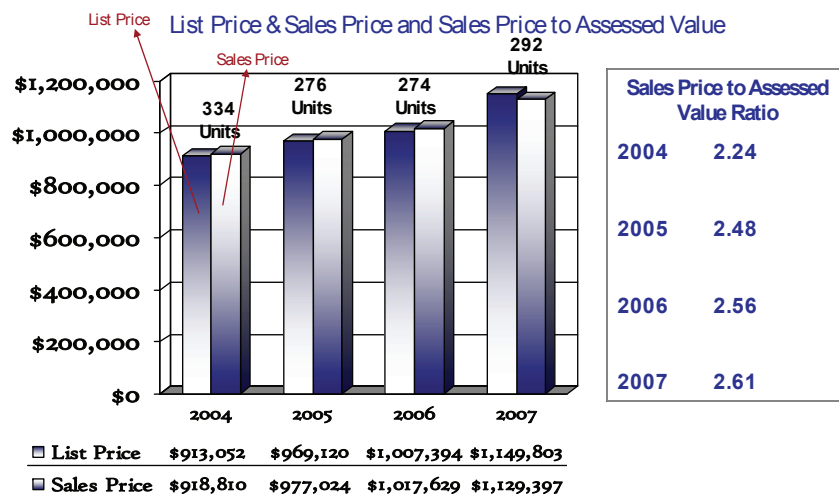
Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	125 Passaic Avenue	Colonial	\$375,000	\$402,500	\$210,200	1/4/2008	30	107.33%	1.91
2	7 Elm Pl	Colonial	\$849,900	\$850,500	\$298,800	1/7/2008	57	100.07%	2.85
3	67-75 New England Avenue	TwnEndUn	\$489,000	\$480,000	\$0	1/7/2008	12	98.16%	
4	25 William St	RancFixrUppr	\$400,000	\$315,000	\$173,900	1/8/2008	70	78.75%	1.81
5	417 Morris Avenue - Unit 45	TwnIntUn	\$345,000	\$323,000	\$109,600	1/10/2008	61	93.62%	2.95
6	50 Gloucester Rd	RanchExp	\$1,350,000	\$1,325,000	\$486,100	1/11/2008	13	98.15%	2.73
7	17 Hillcrest Avenue	Custom	\$1,449,000	\$1,420,000	\$421,700	1/14/2008	13	98.00%	3.37
8	79 Blackburn Road	Colonial	\$1,325,000	\$1,425,000	\$610,400	1/15/2008	7	107.55%	2.33
9	8 Clearview Drive	Custom	\$1,149,000	\$1,125,000	\$482,600	1/17/2008	50	97.91%	2.33
10	69 Templar Way	Colonial	\$1,695,000	\$1,701,000	\$906,700	1/17/2008		100.35%	1.88
11	1 Euclid Ave Apt F	HighRFirstFlr	\$409,000	\$390,000	\$197,400	1/18/2008	46	95.35%	1.98
12	12 Dunnder Dr	Colonial	\$995,000	\$1,086,000	\$353,600	1/22/2008	18	109.15%	3.07
13	8 Milton Avenue	Colonial	\$565,000	\$540,000	\$215,700	1/23/2008	45	95.58%	2.50
14	67-75 New England Avenue-67C	TwnEndUn	\$489,000	\$485,000	\$0	1/24/2008	22	99.18%	
AVERAGES			\$848,921	\$847,714			34	98.51%	2.48

Average Days on Market	34
Average List Price	\$848,921
Average Sales Price	\$847,714
% of List Price to Sales Price	98.51%
Sales Price to Assessed Value Ratio	2.48
# of Units for the Month	14

Summit 2008 Year to Date Market Trends

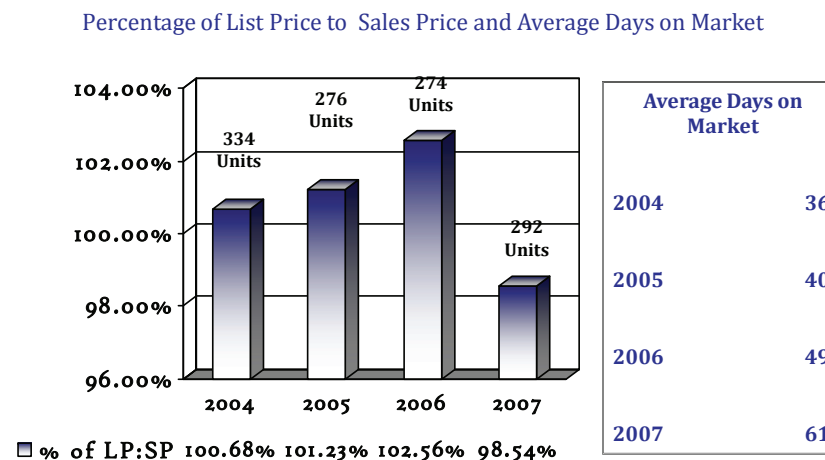
	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$848,921												\$848,921
Average Sales Price	\$847,714												\$847,714
Days on Market	34												34
% of List Price to Sales Price	98.51%												98.51%
Sales Price to Assessed Value	2.48												2.48
# Units Sold	14												14

Summit Market *Averages* 2004-2007



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

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