

Summit January 2009 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	10 Edison Drive	CapeCod	\$399,000	\$365,000	\$169,900	1/5/2009	34	91.48%	2.15
2	17 Ridge Road	Colonial	\$3,075,000	\$2,675,000	\$886,900	1/5/2009	134	86.99%	3.02
3	90 New England Ave	TwnIntUn/Mul	\$599,000	\$522,600	\$302,600	1/12/2009	34	87.25%	1.73
4	12 Webster Ave	Colonial	\$619,000	\$619,000	\$275,700	1/15/2009	71	100.00%	2.25
5	144-A Kent Place Bvd	Colonial	\$1,950,000	\$1,950,000	\$0	1/24/2009	312	100.00%	
6	58 W End Ave	ColoFixrUppr	\$400,000	\$400,000	\$297,500	1/27/2009	5	100.00%	1.34
7	193 Blackburn Rd	Colo/Custom	\$1,825,000	\$1,790,000	\$949,500	1/27/2009	98	98.08%	1.89
8	65 Blackburn Place	Colonial	\$1,495,000	\$1,425,000	\$771,000	1/30/2009	193	95.32%	1.85
AVERAGES			\$1,295,250	\$1,218,325			110	94.89%	2.03

Average Days on Market	110
Average List Price	\$1,295,250
Average Sales Price	\$1,218,325
% of List Price to Sales Price	94.89%
Sales Price to Assessed Value Ratio	2.03
# of Units for the Month	8

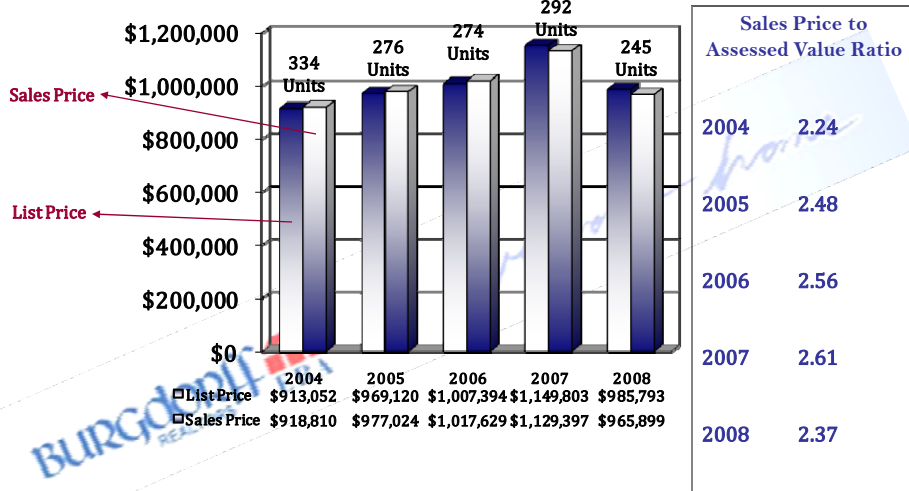
FLASHBACK!!!!
January 2008 YTD:
AVG YTD Sales Price: \$847,714
DOM: 34
#Units YTD: 14

Summit 2009 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$1,295,250												\$1,295,250
Average Sales Price	\$1,218,325												\$1,218,325
Days on Market	110												110
% of List Price to Sales Price	94.89%												94.89%
Assessed Value to Sales Price	2.03												2.03
# Units Sold	8												8

Summit Market Averages 2004-2008

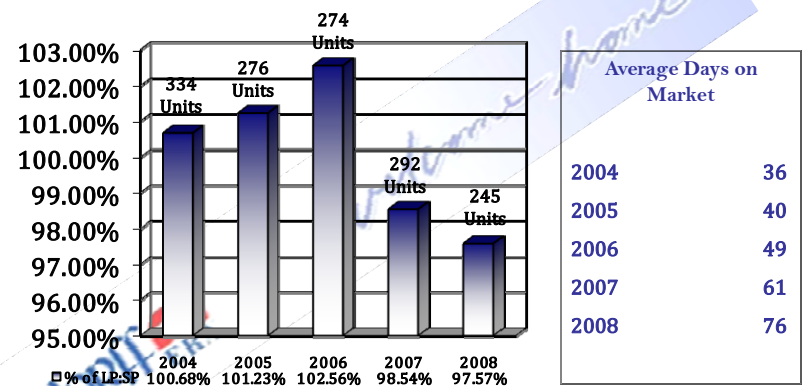
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Summit Market Averages 2004-2008

PERCENTAGE OF LIST PRICE TO SALES PRICE



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