

Summit **March 2009** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	1 Euclid Avenue	HighRise/1Fl	\$695,000	\$656,000	\$217,800	03/12/09	126	94.39%	3.01
2	25 Clark St	Colonial	\$395,000	\$365,000	\$169,700	3/23/2009	7	92.41%	2.15
3	56 Kent Place Blvd	Colonial	\$499,000	\$470,000	\$196,400	3/25/2009	93	94.19%	2.39
4	82 Portland Rd	RanchExp	\$940,000	\$865,000	\$581,700	3/27/2009	141	92.02%	1.49
5	390 Morris Ave	OneFloor	\$265,000	\$253,250	\$77,500	3/30/2009	265	95.57%	3.27
6	103 Park Avenue, A-2	TwnIntUn	\$385,000	\$355,000	\$156,500	3/30/2009	19	92.21%	2.27
7	148 Beekman Road	Colonial	\$675,000	\$635,000	\$315,400	3/30/2009	96	94.07%	2.01
8	44 Ashwood Ave	CapeCod	\$319,900	\$290,000	\$188,800	3/31/2009	15	90.65%	1.54
AVERAGES			\$521,738	\$486,156			95	93.19%	2.27

Average Days on Market	88
Average List Price	\$932,843
Average Sales Price	\$899,732
% of List Price to Sales Price	96.47%
Sales Price to Assessed Value Ratio	2.27
# of Units for the Month	7

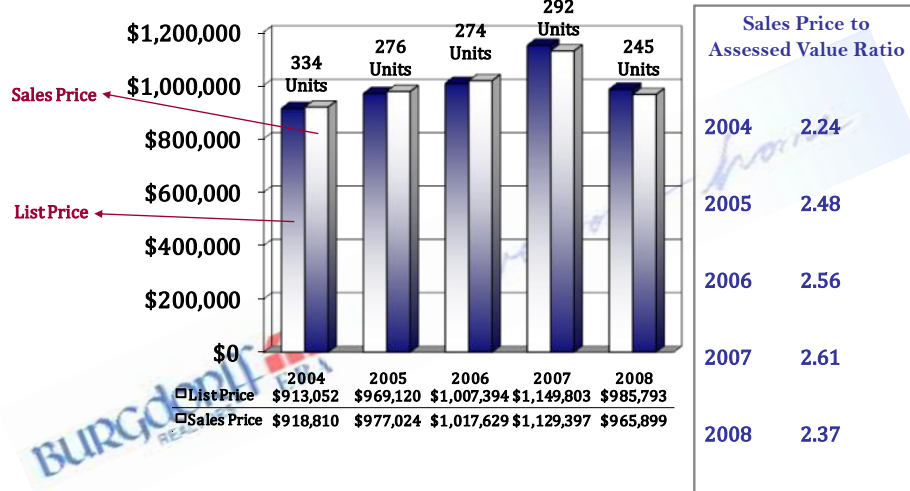
FLASHBACK!!!!
March 2008 YTD:
AVG YTD Sales Price: \$862,582
DOM: 75
#Units YTD: 46

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	\$932,843	\$521,738										\$915,904
Average Sales Price	\$1,218,325	\$899,732	\$486,156										\$866,695
Days on Market	110	88	95										98
% of List Price to Sales Price	94.89%	96.47%	93.19%										94.78%
Assessed Value to Sales Price	2.03	2.27	2.27										2.19
# Units Sold	8	7	8										23

Summit Market Averages 2004-2008

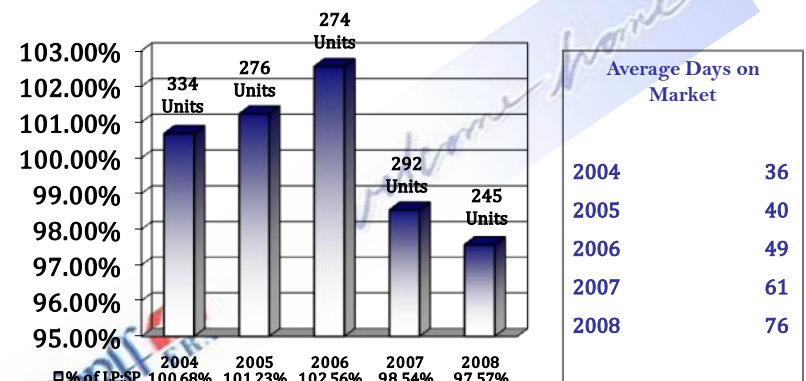
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.