

Home Sales April 2006 Summit

	Property Address	Original List Price	List Price at Contract	Sold Price	Days on Market	Ratio SP/LP
103	Park ave Unit E206	\$400,000	\$400,000	\$370,000	130	92.50%
61	Ashwood Avenue	\$475,000	\$398,000	\$385,000	170	96.73%
10	Summit Avenue	\$399,000	\$394,900	\$385,000	62	97.49%
1	Euclid Avenue #4E	\$419,900	\$419,900	\$405,000	37	96.45%
768	SPGFLD AVE -APT C3*	\$419,000	\$419,000	\$410,000	31	97.85%
18	Passaic Avenue	\$439,000	\$439,000	\$420,000	15	95.67%
777	SPRINGFIELD AVE APT 16*	\$449,900	\$449,900	\$420,000	15	93.35%
66	GLENSIDE AVE*	\$449,000	\$449,000	\$447,000	45	99.55%
19	Briant Parkway	\$529,000	\$499,900	\$485,000	166	97.02%
0	Gates Avenue	\$639,000	\$554,900	\$555,000	184	100.02%
28	MORRIS AVENUE UNIT DD	\$549,000	\$549,000	\$586,000	20	106.74%
5	MT VERNON AVE*	\$629,000	\$629,000	\$635,000	9	100.95%
8	Montrose Avenue	\$699,000	\$699,000	\$699,000	10	100.00%
32	Ridgedale Ave	\$829,000	\$799,000	\$795,000	65	99.50%
80	PINE GROVE AVE*	\$989,000	\$949,500	\$900,000	127	94.79%
36	Willow	\$1,099,000	\$975,000	\$940,000	158	96.41%
313	Ashland Road	\$975,000	\$975,000	\$960,000	20	98.46%
80	WOODLAND AVE*	\$1,295,000	\$1,195,000	\$1,025,000	81	85.77%
8	Tanglewood Drive	\$1,095,000	\$1,095,000	\$1,100,000	19	100.46%
36	Badeau Avenue	\$2,395,000	\$2,395,000	\$2,551,000	9	106.51%

**Month of
April-06**

Average List Price **\$734,250**
Average Sold Price **\$723,650**
Average Days on Market **68.65**
Ratio SP/LP **98.56%**



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