

Home Sales December 2006 Summit

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
417	MORRIS AVE UNIT 25A*	\$225,000	\$225,000	\$210,000	100	93.33%
768	SPGFLD AVE -APT D8*	\$435,000	\$399,000	\$382,500	145	95.86%
768	Springfield Avenue #B-9	\$489,000	\$435,000	\$385,000	144	88.51%
50	Miele Place	\$485,000	\$455,000	\$410,000	92	90.11%
39	GREENFIELD AVE*	\$519,900	\$519,900	\$500,000	27	96.17%
68	PARK AVE*	\$630,000	\$575,000	\$550,000	142	95.65%
34	Montrose	\$628,900	\$599,900	\$580,000	106	96.68%
4	Evergreen Road	\$699,000	\$699,000	\$689,000	16	98.57%
45	Franklin Place	\$899,000	\$849,000	\$700,000	133	82.45%
15	LEWIS AVENUE	\$749,000	\$749,000	\$725,000	66	96.80%
168	Ashland Road	\$915,000	\$899,000	\$875,000	183	97.33%
11	Wentworth Road	\$998,000	\$998,000	\$895,000	62	89.68%
4	Windsor	\$830,000	\$830,000	\$900,000	3	108.43%
49	BEDFORD RD*	\$989,400	\$989,400	\$960,000	38	97.03%
125	Ashland	\$1,249,900	\$1,249,900	\$1,249,900	6	100.00%
11	PLYMOUTH RD*	\$1,299,000	\$1,299,000	\$1,299,000	25	100.00%
11	BLACKBURN RD*	\$1,650,000	\$1,650,000	\$1,625,000	29	98.48%
17	OAK KNOLL RD*	\$1,525,000	\$1,525,000	\$1,726,000	10	113.18%
33	CRESCENT AVENUE	\$1,849,000	\$1,849,000	\$1,800,000	51	97.35%
14	Twombly Drive	\$2,350,000	\$2,195,000	\$2,085,000	125	94.99%
21	EDGEWOOD RD*	\$2,500,000	\$2,500,000	\$2,250,000	25	90.00%

**Month of
December-06**

Average List Price \$1,043,576
Average Sold Price \$990,305
Average Days on Market 72.76
Ratio SP/LP 94.90%



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