

Home Sales December 2008 Summit

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
67	RIVER RD*	\$359,000	\$310,000	\$280,000	55	90.32%
18	Caldwell Ave	\$425,000	\$350,000	\$290,000	99	82.86%
31	WEST END AVE	\$524,900	\$524,900	\$485,000	41	92.40%
7	Brainerd Road	\$565,000	\$565,000	\$556,500	43	98.50%
32	ASHLAND ROAD	\$649,000	\$619,000	\$587,000	36	94.83%
53	MADISON AVE*	\$589,900	\$589,900	\$589,900	17	100.00%
36	Madison Avenue	\$689,000	\$689,000	\$600,000	71	87.08%
145	Colonial Road	\$685,000	\$685,000	\$685,000	8	100.00%
23	WALDRON AVENUE	\$849,000	\$849,000	\$840,000	21	98.94%
171	Ashland Road	\$849,000	\$849,000	\$849,000	11	100.00%
65	OAK RIDGE AVENUE	\$1,195,000	\$1,195,000	\$1,025,000	18	85.77%
9	Sweetbriar Road	\$1,350,000	\$1,220,000	\$1,085,000	161	88.93%
79	VALLEY VIEW AVE*	\$1,500,000	\$1,500,000	\$1,200,000	185	80.00%
30	JOANNA WAY*	\$1,375,000	\$1,325,000	\$1,225,000	137	92.45%
58	Valley View Avenue	\$1,545,000	\$1,495,000	\$1,436,300	79	96.07%

Month of	Average List Price	\$851,053
December-08	Average Sold Price	\$782,247
	Average Days on Market	65.47
	Ratio SP/LP	91.92%



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