

Home Sales July 2008 Summit

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
133	Summit Avenue Unit 45	\$259,000	\$259,000	\$239,000	42	92.28%
768	Springfield Ave. C-3	\$449,000	\$429,000	\$389,000	105	90.68%
7	West End Ave. \$479,000	\$399,000	\$412,000	131	103.26%	
67-75	New England Avenue, 73EF	\$460,000	\$460,000	\$460,000	0	100.00%
133	PINE GROVE AVE*	\$499,900	\$499,900	\$492,000	35	98.42%
141	Passaic Avenue	\$575,000	\$575,000	\$570,000	8	99.13%
11	MONTROSE AVE*	\$599,000	\$599,000	\$580,000	23	96.83%
231	Mountain Avenue	\$649,000	\$619,000	\$585,000	58	94.51%
10	Passaic Avenue	\$665,000	\$624,000	\$610,000	105	97.76%
46	MOUNTAIN AVE*	\$759,000	\$699,900	\$699,900	51	100.00%
22	Eggers Court	\$709,900	\$709,900	\$709,900	170	100.00%
239	Blackburn Rd.	\$799,900	\$749,900	\$725,000	50	96.68%
5	RIDGEDALE AVE*	\$850,000	\$850,000	\$805,500	75	94.76%
4	Watchung Place	\$879,000	\$849,000	\$820,000	75	96.58%
23	Mountain Avenue	\$925,000	\$925,000	\$900,000	16	97.30%
22	GARDEN RD*	\$799,000	\$799,000	\$921,000	17	115.27%
2	COLONY DR*	\$1,299,000	\$999,000	\$960,000	128	96.10%
32	Laurel Ave	\$1,025,000	\$1,025,000	\$999,999	34	97.56%
20	Blackburn Place	\$1,085,000	\$1,085,000	\$1,045,000	84	96.31%
10	Highland Drive	\$1,214,900	\$1,214,900	\$1,150,000	29	94.66%
141	Hillcrest Avenue	\$1,195,000	\$1,195,000	\$1,195,000	7	100.00%
14	Glen Oaks Ave.	\$1,249,000	\$1,249,000	\$1,200,000	10	96.08%
50	Portland Road	\$1,375,000	\$1,375,000	\$1,300,000	7	94.55%
35	Hillcrest Avenue	\$1,265,000	\$1,265,000	\$1,330,000	9	105.14%
21	Plymouth Road	\$1,345,000	\$1,345,000	\$1,345,000	7	100.00%
11	SHERMAN AVE*	\$1,450,000	\$1,450,000	\$1,450,000	25	100.00%
99	COLT RD*	\$2,450,000	\$1,695,000	\$1,500,000	94	88.50%
38	Hawthorne Place	\$1,795,000	\$1,795,000	\$1,795,000	14	100.00%
18	Canterbury Lane	\$2,250,000	\$1,975,000	\$1,910,000	53	96.71%
37	Gloucester Road	\$2,295,000	\$2,295,000	\$2,275,000	20	99.13%
20	HIGH STREET	\$2,495,000	\$2,495,000	\$2,495,000	12	100.00%
36	Badeau Avenue	\$2,750,000	\$2,650,000	\$2,625,000	32	99.06%
27	LITTLE WOLF RD*	\$3,799,000	\$3,799,000	\$3,650,000	52	96.08%
20	Fernwood Road	\$4,500,000	\$4,500,000	\$4,500,000	11	100.00%

Month of	Average List Price	\$1,278,044
July-08	Average Sold Price	\$1,254,215
	Average Days on Market	46.74
	Ratio SP/LP	98.14%



Kim Cannon
 #1 Sales Associate
 Burgdorff ERA - Summit
 Cell: 908-313-2855
 Office: 908-522-3876

