



Home Sales July 2016 Summit, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
412	Morris Ave, UNIT 15*	\$350,000	\$350,000	\$339,888	91	97.11%
20	Edison Dr*	\$359,900	\$359,900	\$353,000	18	98.08%
68-86	NEW ENG AVE UNIT 39*	\$369,000	\$369,000	\$369,000	6	100.00%
6	Greenfield Ave*	\$399,000	\$399,000	\$405,000	8	101.50%
44	Glenside Ave*	\$399,000	\$399,000	\$405,000	9	101.50%
208	Mountain Ave*	\$525,000	\$525,000	\$495,000	38	94.29%
1	Euclid Ave, APT 3-D*	\$495,000	\$495,000	\$495,000	12	100.00%
8	RIDGEDALE AVENUE	\$565,000	\$565,000	\$555,000	9	98.23%
7	Harvard St*	\$639,000	\$599,900	\$585,000	180	97.52%
7	Stony Hill Ct*	\$599,000	\$599,000	\$600,000	12	100.17%
46	Hartley Rd*	\$639,000	\$639,000	\$615,000	25	96.24%
39	BRIANT PARKWAY	\$619,000	\$619,000	\$625,000	8	100.97%
79	Mountain Ave*	\$625,000	\$625,000	\$638,000	29	102.08%
28	Clark St*	\$599,000	\$599,000	\$640,000	10	106.84%
1	EUCLID AVE APT 6-F*	\$639,000	\$639,000	\$660,000	7	103.29%
33	Stockton Rd*	\$695,000	\$695,000	\$690,000	32	99.28%
28	Morris Ave, APT O7*	\$737,000	\$737,000	\$737,000	0	100.00%
22	Wade Dr*	\$799,000	\$799,000	\$780,000	62	97.62%
10	PRINCETON ST*	\$829,000	\$829,000	\$815,000	12	98.31%
44	Dale Dr*	\$900,000	\$900,000	\$860,000	18	95.56%
33	Eggers Ct*	\$869,900	\$869,900	\$870,000	10	100.01%
204	Woodland Ave*	\$880,000	\$880,000	\$870,000	21	98.86%
145	Ashland Road*	\$995,000	\$945,000	\$905,000	67	95.77%
29	SUNSET DRIVE	\$1,175,000	\$1,100,000	\$1,050,000	30	95.45%
28	Montrose Ave*	\$1,195,000	\$1,195,000	\$1,175,000	11	98.33%
23	Templar Way*	\$1,275,000	\$1,195,000	\$1,200,000	63	100.42%
76	Elm St*	\$1,295,000	\$1,295,000	\$1,300,000	9	100.39%
24	De Bary Pl*	\$1,289,000	\$1,289,000	\$1,330,000	1	103.18%
46	Blackburn Pl*	\$1,450,000	\$1,450,000	\$1,375,000	15	94.83%
37	GREENBRIAR DR	\$1,485,000	\$1,485,000	\$1,400,000	50	94.28%
88	Portland Rd*	\$1,590,000	\$1,590,000	\$1,555,000	17	97.80%
139	Rotary Dr*	\$1,649,000	\$1,599,000	\$1,555,000	36	97.25%
42	Blackburn Pl*	\$1,595,000	\$1,595,000	\$1,612,500	7	101.10%
41	Little Wolf Rd*	\$1,625,000	\$1,625,000	\$1,643,400	0	101.13%
18	Hawthorne Pl*	\$1,895,000	\$1,775,000	\$1,729,000	63	97.41%
215	Oak Ridge Ave*	\$1,849,000	\$1,849,000	\$1,800,000	21	97.35%
257	Oak Ridge Ave*	\$2,450,000	\$2,450,000	\$2,451,000	5	100.04%



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100 Woodland Ave*	\$2,990,000	\$2,990,000	\$2,900,000	88	96.99%
Month of Average List Price		\$1,024,176			
July-16 Average Sold Price		\$1,010,073			
Average Days on Market		28.94736842			
Ratio SP/LP		1.0139623			