

# Home Sales July 2012 Summit

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
133*	Summit Ave. Unit 5	\$309,500	\$309,500	\$302,500	47	97.74%
6*	PLAIN ST*	\$374,900	\$349,900	\$345,000	82	98.60%
65*	ORCHARD ST*	\$439,000	\$399,000	\$390,000	106	97.74%
87*	Ashwood Ave*	\$425,000	\$425,000	\$395,000	49	92.94%
22*	HARVARD ST*	\$445,000	\$399,000	\$405,000	81	101.50%
24*	Baltusrol Pl*	\$439,000	\$439,000	\$439,000	11	100.00%
75*	ASHWOOD AVE*	\$549,000	\$499,000	\$485,000	135	97.19%
128*	Canoe Brook Pkwy*	\$519,000	\$519,000	\$515,000	11	99.23%
16*	Ascot Way*	\$535,000	\$535,000	\$519,000	36	97.01%
30*	ASCOT WAY*	\$550,000	\$524,900	\$520,000	72	99.07%
21*	Lowell Ave*	\$540,000	\$540,000	\$525,000	46	97.22%
42*	Ascot Way*	\$629,000	\$565,000	\$555,000	44	98.23%
70*	Division Ave*	\$579,000	\$579,000	\$560,000	13	96.72%
12*	Van Dyke Pl*	\$599,000	\$599,000	\$599,000	8	100.00%
52*	STOCKTON RD*	\$695,000	\$599,000	\$610,000	81	101.84%
76*	Passaic Avenue	\$679,900	\$649,000	\$625,000	266	96.30%
265*	ASHLAND RD*	\$799,000	\$695,000	\$630,000	285	90.65%
40*	Sheffield Road	\$740,000	\$740,000	\$710,000	29	95.95%
129*	Springfield Ave*	\$739,000	\$739,000	\$736,500	45	99.66%
91*	Canoe Brook Pkwy*	\$799,000	\$775,000	\$740,000	53	95.48%
87*	Mountain Ave*	\$799,000	\$799,000	\$767,500	25	96.06%
1*	WHITESELL COURT	\$799,000	\$799,000	\$782,500	23	97.93%
24*	Ramsey Dr*	\$886,000	\$886,000	\$850,000	67	95.94%
50*	NEW ENGLAND AVE C*	\$1,035,000	\$985,000	\$875,000	61	88.83%
8*	Hillside Ave*	\$1,250,000	\$1,175,000	\$1,060,000	44	90.21%
35*	Little Wolf Rd*	\$1,200,000	\$1,200,000	\$1,187,500	22	98.96%
123*	BEECHWOOD ROAD	\$1,250,000	\$1,250,000	\$1,250,000	3	100.00%
43*	Tanglewood Dr*	\$1,239,000	\$1,239,000	\$1,260,000	19	101.69%
54*	LENOX RD*	\$1,550,000	\$1,550,000	\$1,471,000	56	94.90%
45*	Sweetbriar Rd*	\$1,545,000	\$1,500,000	\$1,500,000	34	100.00%
17*	Prospect Hill Avenue	\$2,195,000	\$1,985,000	\$1,850,000	146	93.20%
109*	Beechwood Rd*	\$1,899,000	\$1,899,000	\$1,860,000	19	97.95%
22*	DOGWOOD DR*	\$2,195,000	\$2,195,000	\$2,195,000	15	100.00%
72*	FERNWOOD RD*	\$2,900,000	\$2,795,000	\$2,650,000	83	94.81%
296*	SUMMIT AVE*	\$3,300,000	\$2,950,000	\$2,800,000	72	94.92%
Month of		Average List Price	\$973,894			
July-12		Average Sold Price	\$941,843			
		Average Days on Market	62.54			
		Ratio SP/LP	96.71%			



## KIM CANNON

#1 SALES ASSOCIATE  
Coldwell Banker - Summit NJ



401 Springfield Avenue  
Summit, New Jersey 07901  
Office: 908-522-3876

