

Home Sales July 2013 Summit

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
412*	MORRIS AVE UNIT 57*	\$207,500	\$207,500	\$201,000	22	96.87%
417*	Morris Ave Apt 19*	\$289,900	\$289,900	\$280,000	18	96.59%
101*	Morris Ave*	\$429,000	\$399,000	\$380,000	25	95.24%
62*	Passaic Ave*	\$515,000	\$489,000	\$465,000	101	95.09%
189*	Ashland Rd*	\$515,000	\$515,000	\$487,200	15	94.60%
39*	Greenfield Ave*	\$495,000	\$495,000	\$526,000	9	106.26%
11*	Ashland Rd*	\$584,900	\$549,000	\$530,000	277	96.54%
25*	Nassau Dr*	\$649,000	\$649,000	\$660,000	7	101.69%
46*	Londonderry Way*	\$685,000	\$685,000	\$706,000	14	103.07%
44*	Fairview Ave*	\$720,000	\$720,000	\$721,000	16	100.14%
18*	Midland Ter*	\$799,000	\$739,000	\$725,000	72	98.11%
234*	Blackburn Rd*	\$709,900	\$709,900	\$775,000	7	109.17%
11*	O Shea Ln*	\$950,000	\$889,000	\$840,000	87	94.49%
8*	Dunnder Dr*	\$859,900	\$859,900	\$875,000	15	101.76%
40*	Sunset Dr*	\$995,000	\$995,000	\$975,000	26	97.99%
5*	Evergreen Road	\$950,000	\$950,000	\$995,000	11	104.74%
20*	Ruthven Pl*	\$1,159,000	\$1,095,000	\$1,070,000	50	97.72%
24*	Ruthven Pl*	\$1,035,000	\$1,035,000	\$1,085,000	10	104.83%
14*	Euclid Av 204/304 duplex	\$1,130,000	\$1,130,000	\$1,130,000	12	100.00%
22*	Badeau Ave*	\$1,185,000	\$1,185,000	\$1,185,000	9	100.00%
23	Parmley Pl	\$1,225,000	\$1,225,000	\$1,225,000	168	100.00%
17*	Wallace Rd*	\$1,275,000	\$1,275,000	\$1,235,000	29	96.86%
11*	Tanglewood Dr*	\$1,300,000	\$1,275,000	\$1,245,000	68	97.65%
24*	COLT ROAD	\$1,395,000	\$1,275,000	\$1,262,500	91	99.02%
63*	Dale Dr*	\$1,375,000	\$1,350,000	\$1,312,500	47	97.22%
64*	Woodland Ave	\$1,275,000	\$1,275,000	\$1,325,000	10	103.92%
6*	Lorraine Rd*	\$1,425,000	\$1,350,000	\$1,350,000	32	100.00%
25*	Norwood Ave Unit 5	\$1,345,000	\$1,345,000	\$1,355,000	16	100.74%
22*	Sherman Ave*	\$1,449,000	\$1,449,000	\$1,375,000	17	94.89%
93*	Beekman Rd*	\$1,399,000	\$1,399,000	\$1,410,000	10	100.79%
143*	ROTARY DRIVE	\$1,725,000	\$1,595,000	\$1,438,000	156	90.16%
132*	BEECHWOOD ROAD	\$1,599,000	\$1,524,000	\$1,460,000	68	95.80%
24*	Fairview Ave*	\$1,549,000	\$1,549,000	\$1,520,000	9	98.13%



KIM CANNON

#1 SALES ASSOCIATE
Coldwell Banker - Summit NJ



401 Springfield Avenue
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Office: 908-522-3876



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24*	Manor Hill Rd*	\$1,595,000	\$1,595,000	\$1,525,000	53	95.61%
77*	Edgewood Rd*	\$1,595,000	\$1,595,000	\$1,560,000	30	97.81%
53*	Colt Rd*	\$1,865,000	\$1,795,000	\$1,722,500	82	95.96%
60*	Linden Pl*	\$1,795,000	\$1,795,000	\$1,795,000	163	100.00%
8*	Lenox Rd*	\$2,650,000	\$2,295,000	\$2,050,000	72	89.32%
270*	Oak Ridge Ave*	\$2,450,000	\$2,450,000	\$2,350,000	21	95.92%
34*	de Bary Pl*	\$2,850,000	\$2,850,000	\$3,000,000	30	105.26%
55*	Essex Rd*	\$4,800,000	\$4,800,000	\$3,750,000	58	78.13%

Month of
July-13

Average List Price
Average Sold Price
Average Days on Market
Ratio SP/LP

\$1,259,688
\$1,216,505
49.59
96.57%



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