



Home Sales October 2016 Summit, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
39	Milton Ave*	\$366,900	\$366,900	\$302,400	39	82.42%
417	Morris Ave, UNIT 38*	\$345,000	\$345,000	\$340,000	23	98.55%
103	Park Ave, UNIT B4*	\$435,000	\$435,000	\$417,500	62	95.98%
777	SPRINGFIELD AVE, UNIT 15	\$449,000	\$449,000	\$425,000	29	94.65%
22	Beverly Road	\$595,000	\$595,000	\$555,000	67	93.28%
86	Tulip St*	\$650,000	\$625,000	\$602,000	129	96.32%
10	Montrose Ave*	\$649,000	\$649,000	\$640,000	13	98.61%
15	Morris Ave*	\$649,900	\$649,900	\$680,000	67	104.63%
90	New England Ave, UNIT 3C*	\$749,900	\$749,900	\$745,000	22	99.35%
98	Passaic Ave*	\$739,000	\$739,000	\$767,150	17	103.81%
49	Madison Ave*	\$779,000	\$779,000	\$770,000	15	98.84%
238	Blackburn Rd*	\$809,000	\$809,000	\$809,000	6	100.00%
22	Shunpike Road	\$849,000	\$849,000	\$810,000	51	95.41%
11	Drum Hill Dr*	\$870,000	\$850,000	\$840,000	42	98.82%
22	Colony Dr*	\$1,165,000	\$1,165,000	\$1,135,000	27	97.42%
25	Norwood Ave, UNIT 8*	\$1,250,000	\$1,250,000	\$1,160,000	65	92.80%
32	GLEN OAKS AVE*	\$1,225,000	\$1,225,000	\$1,260,000	14	102.86%
14	Fairview Ave*	\$1,225,000	\$1,225,000	\$1,275,000	41	104.08%
9	Robin Hood Rd*	\$1,695,000	\$1,595,000	\$1,385,000	84	86.83%
190	Ashland Rd*	\$1,495,000	\$1,450,000	\$1,410,000	63	97.24%
36	Oakley Ave*	\$1,365,000	\$1,365,000	\$1,485,000	16	108.79%
24	Ridge Rd*	\$2,100,000	\$1,850,000	\$1,650,000	131	89.19%
160	Oak Ridge Ave*	\$2,200,000	\$2,200,000	\$2,200,000	0	100.00%
186	OAK RIDGE AVE	\$2,990,000	\$2,990,000	\$2,900,000	71	96.99%

Month of Average List Price	\$1,050,238
October-16 Average Sold Price	\$1,023,460
Average Days on Market	45.58
Ratio SP/LP	97.45%