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COLDWELL BANKER

401 Springfield Avenue
 Summit, New Jersey 07901

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Home Sales December 2014 Summit

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
250*	Morris Ave*	\$335,000	\$335,000	\$287,500	12	85.82%
103*	Park Ave, UNIT A2*	\$392,999	\$392,999	\$380,000	37	96.69%
21*	Morris Ave*	\$569,000	\$439,000	\$407,500	85	92.82%
47*	Lewis Ave*	\$519,000	\$429,000	\$420,000	100	97.90%
46*	Montrose Ave*	\$325,000	\$325,000	\$425,000	18	130.77%
10*	Gates Ave	\$515,000	\$515,000	\$493,500	49	95.83%
10*	Gates Avenue	\$515,000	\$515,000	\$495,000	139	96.12%
11*	Briant Pkwy*	\$510,000	\$510,000	\$500,000	32	98.04%
67*	NEW ENGLAND AVENUE 67C	\$510,000	\$510,000	\$512,500	0	100.49%
7*	EDISON DR*	\$539,000	\$539,000	\$519,000	26	96.29%
110*	Glenside Ave*	\$625,000	\$625,000	\$625,000	15	100.00%
108*	CANOE BROOK PKWY	\$600,000	\$600,000	\$625,000	12	104.17%
74*	Canoe Brook Pkwy*	\$535,000	\$535,000	\$630,000	0	117.76%
9*	Iris Rd* \$775,000	\$745,000	\$750,000	30	100.67%	
135*	Pine Grove Ave*	\$794,500	\$770,000	\$750,000	26	97.40%
46*	Tanglewood Dr*	\$999,000	\$999,000	\$925,000	0	92.59%
52*	KNOB HILL DRIVE	\$1,050,000	\$989,000	\$935,000	43	94.54%
20*	GARDEN ROAD	\$940,000	\$940,000	\$966,000	5	102.77%
7*	Ramsey Dr*	\$1,495,000	\$1,375,000	\$1,250,000	183	90.91%
244*	Oak Ridge Ave*	\$2,495,000	\$2,495,000	\$2,495,000	14	100.00%
106*	Hobart Ave*	\$3,100,000	\$3,100,000	\$2,800,000	150	90.32%

Month of	Average List Price	\$729,150
December-14	Average Sold Price	\$719,550
	Average Days on Market	41.30
	Ratio SP/LP	98.68%