

S u m m i t

J u l y 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	133 Summit Avenue	OneFloor	1	1.0	95	\$189,000	\$179,000	\$170,000	94.97%		
2	50 Ashwood Avenue	Custom	3	1.0	110	\$299,900	\$297,000	\$270,000	90.91%	\$187,700	1.44
3	5 Grove Street	Ranch	2	2.0	22	\$439,000	\$439,000	\$439,000	100.00%	\$181,300	2.42
4	14 Denman Place	Colonial	3	2.1	35	\$475,000	\$475,000	\$450,000	94.74%	\$193,600	2.32
5	26 Edison Drive	CapeCod	3	2.0	14	\$479,000	\$479,000	\$526,000	109.81%	\$177,100	2.97
6	15 Valemont Way	CapeCod	3	2.0	19	\$650,000	\$650,000	\$642,000	98.77%	\$219,800	2.92
7	10 Lowell Avenue	Colonial	3	1.0	8	\$640,000	\$640,000	\$656,000	102.50%	\$172,800	3.80
8	133 Mountain Avenue	Colonial	3	2.1	29	\$822,000	\$822,000	\$795,000	96.72%	\$276,100	2.88
9	42 Eggers Court	TwnIntUn	3	3.2	20	\$875,000	\$875,000	\$875,000	100.00%	\$315,000	2.78
10	140 Beekman Road	Colonial	3	2.1	11	\$895,000	\$895,000	\$900,000	100.56%	\$340,300	2.64
11	18 Miele Place	Colonial	4	3.1	182	\$1,150,000	\$995,000	\$955,000	95.98%		
12	19 Evergreen Road	Tudor	4	2.1	12	\$975,000	\$975,000	\$962,500	98.72%	\$382,500	2.52
13	35 Fairview Avenue	Colonial	4	2.1	14	\$1,075,000	\$1,075,000	\$1,035,000	96.28%	\$395,400	2.62
14	138 Canoe Brook Pkwy	Colonial	4	2.2	11	\$1,025,000	\$1,025,000	\$1,085,000	105.85%	\$332,100	3.27
15	35 Hartley Road	Custom	4	2.1	0	\$1,190,000	\$1,190,000	\$1,190,000	100.00%	\$353,200	3.37
16	215 Kent Place Boulevard	Colonial	4	3.1	7	\$1,195,000	\$1,195,000	\$1,200,000	100.42%	\$406,300	2.95
17	20 Clearview Drive	Colonial	3	3.0	45	\$1,455,000	\$1,295,000	\$1,229,500	94.94%	\$501,400	2.45
18	21 Plymouth Road	Colonial	4	2.1	20	\$1,469,000	\$1,399,000	\$1,410,000	100.79%	\$534,300	2.64
19	25 Plymouth Road	Colonial	4	3.1	15	\$1,450,000	\$1,450,000	\$1,415,000	97.59%	\$528,800	2.68
20	47 Beekman Road	Colonial	5	3.2	33	\$1,525,000	\$1,525,000	\$1,482,500	97.21%	\$521,600	2.84

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	2 Lorraine Road	Colonial	5	4.1	52	\$1,550,000	\$1,550,000	\$1,492,500	96.29%	\$679,500	2.20
22	59 Hobart Avenue	Victorian	5	3.1	67	\$1,595,000	\$1,595,000	\$1,545,000	96.87%	\$642,800	2.40
23	18 Badeau Avenue	Colonial	6	3.2	21	\$1,665,000	\$1,665,000	\$1,640,000	98.50%	\$761,100	2.15
24	91 Woodland Avenue	Tudor	6	4.1	65	\$1,895,000	\$1,695,000	\$1,675,000	98.82%	\$743,800	2.25
25	56 Blackburn Place	Colonial	5	4.1	16	\$1,650,000	\$1,650,000	\$1,676,000	101.58%	\$611,300	2.74
26	77 Blackburn Place	Colonial	6	4.1	51	\$1,749,000	\$1,749,000	\$1,750,000	100.06%	\$690,700	2.53
27	8 Fairview Avenue	Colonial	5	4.1	9	\$1,695,000	\$1,695,000	\$1,765,000	104.13%	\$653,700	2.70
28	275 Ashland Road	Colonial	7	7.1	28	\$2,295,000	\$2,295,000	\$2,215,000	96.51%	\$928,200	2.39
AVERAGE					36	\$1,155,961	\$1,134,607	\$1,123,071	98.91%		2.65

"ACTIVE" Listings in Summit

Number of Units: 77
Average List Price: \$1,651,417
Average Days on Market: 72

"UNDER CONTRACT" Listings in Summit

Number of Units: 45
Average List Price: \$1,051,924
Average Days on Market: 52

Summit 2017 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	66	52	53	37	25	36	36						41
List Price	\$854,292	\$921,900	\$1,224,310	\$1,170,735	\$1,063,203	\$1,093,931	\$1,134,607						\$1,098,356
Sales Price	\$794,538	\$895,536	\$1,195,327	\$1,133,804	\$1,054,831	\$1,080,032	\$1,123,071						\$1,076,177
Sales Price as a % of List Price	96.94%	97.39%	97.74%	98.84%	99.96%	99.78%	98.91%						98.86%
Sales Price to Assessed Value	2.39	2.27	2.50	2.30	2.78	2.68	2.65						2.57
# Units Sold	13	11	29	23	29	45	28						178
Active Listings	47	77	86	108	102	92	77						84
Under Contracts	36	49	62	70	76	61	45						57

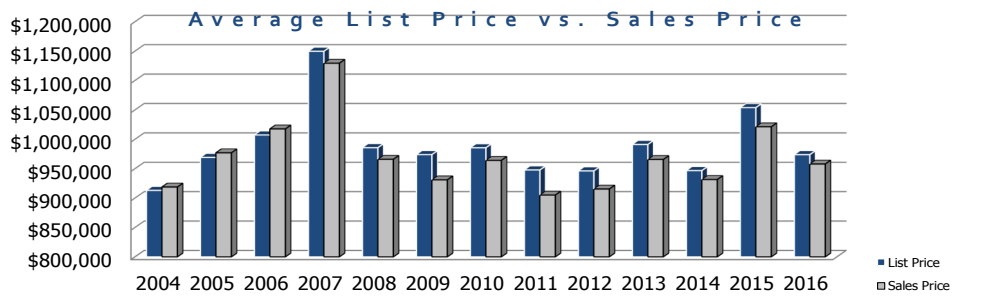
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	43	41	-6.07%
Sales Price	\$975,457	\$1,076,177	10.33%
Sales Price to Assessed Value	2.50	2.57	3.13%

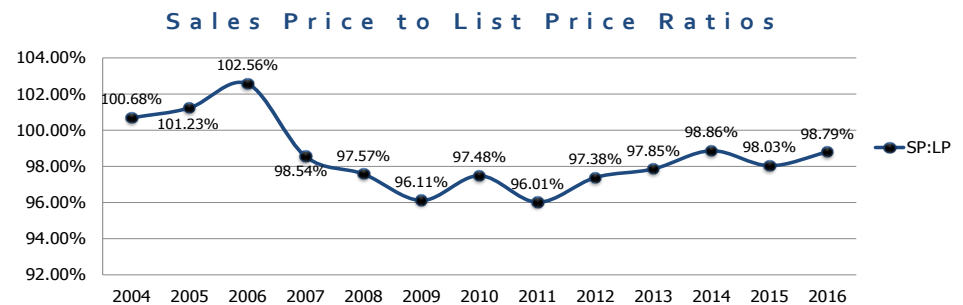


YTD	2016	2017	% Change
# Units Sold	181	178	-1.66%
Active Listings	59	77	30.51%
Under Contracts	54	45	-16.67%

Summit Yearly Market Trends

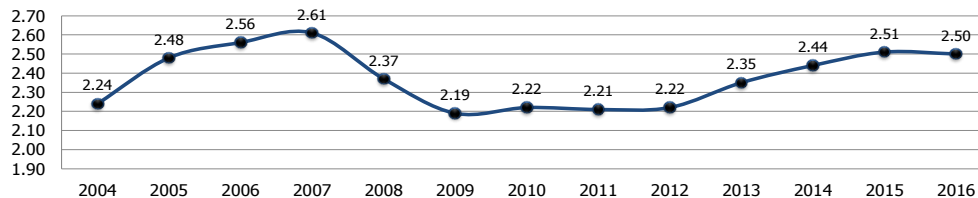


Summit Yearly Market Trends

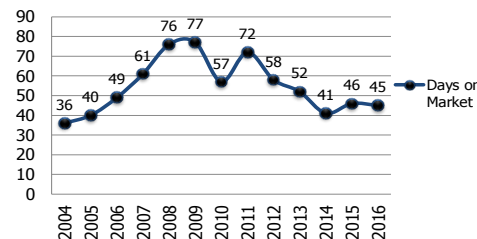


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999	\$964,131	\$905,137	\$915,407	\$965,630	\$931,577	\$1,021,296	\$957,949

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

