

# Summit

January 2018 Market Snapshot

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	49	\$229,000	\$229,000	\$229,000	100.00%		
2	800 Old Springfield Avenue	TwnIntUn	1	1.0	9	\$339,900	\$339,900	\$336,000	98.85%	\$103,100	3.26
3	417 Morris Avenue Unit 3	TwnIntUn	2	1.1	47	\$355,000	\$355,000	\$370,000	104.23%	\$123,300	3.00
4	8 Mead Court	Split Level	3	1.1	14	\$399,000	\$399,000	\$410,000	102.76%	\$149,200	2.75
5	777 Springfield Ave Apt 4	TwnIntUn	2	2.1	18	\$439,900	\$439,900	\$435,000	98.89%	\$180,100	2.42
6	103 Park Avenue Unit E104	CnvStrct	3	2.0	17	\$450,000	\$450,000	\$457,000	101.56%	\$151,700	3.01
7	14 Van Dyke Place	Colonial	3	2.0	28	\$515,000	\$499,000	\$499,000	100.00%	\$212,100	2.35
8	27 Ridgedale Avenue	CapeCod	3	2.0	19	\$539,000	\$539,000	\$539,000	100.00%	\$169,900	3.17
9	68 Canoe Brook Parkway	Colonial	3	1.1	53	\$640,000	\$640,000	\$637,000	99.53%	\$240,300	2.65
10	90 New England Ave Unit 4D	TwnIntUn	2	3.1	154	\$825,000	\$795,000	\$770,000	96.86%	\$249,500	3.09
11	16 Beverly Road	Bi-Level	4	2.1	62	\$875,000	\$799,000	\$780,000	97.62%	\$314,900	2.48
12	25 Colony Drive	Colonial	4	2.1	41	\$839,900	\$799,000	\$812,725	101.72%	\$341,100	2.38
13	137 Blackburn Road	Colonial	3	3.1	13	\$945,000	\$945,000	\$925,000	97.88%	\$405,500	2.28
14	30 Sweetbriar Road	Split Level	4	3.1	197	\$1,185,000	\$1,055,000	\$1,032,500	97.87%	\$481,700	2.14
15	167 Mountain Avenue	Colonial	5	3.1	57	\$1,149,000	\$1,095,000	\$1,070,000	97.72%	\$439,000	2.44
16	4 Manor Hill Road	Colonial	5	3.1	66	\$1,195,000	\$1,145,000	\$1,140,000	99.56%	\$555,900	2.05
17	60 West End Avenue	Custom	4	3.1	45	\$1,395,000	\$1,395,000	\$1,340,000	96.06%	\$467,000	2.87
18	2 Woodcroft Road	Colonial	5	3.1	1	\$1,649,000	\$1,649,000	\$1,649,000	100.00%	\$608,500	2.71
19	21 Lenox Road	Colonial	4	3.1	1	\$1,765,000	\$1,765,000	\$1,765,000	100.00%	\$670,100	2.63
20	15 Fernwood Road	Victorian	6	3.2	1	\$1,895,000	\$1,895,000	\$1,895,000	100.00%	\$728,000	2.60
21	12 Arden Place	Custom	4	4.1	236	\$2,595,000	\$2,195,000	\$2,025,000	92.26%	\$820,400	2.47
22	76 Fernwood Road	Colonial	5	3.2	8	\$2,950,000	\$2,950,000	\$2,555,000	86.61%	\$1,200,000	2.13
AVERAGE					52	\$1,053,168	\$1,016,945	\$985,056	98.63%		2.61

## "ACTIVE" Listings in Summit

**Number of Units:** 64  
**Average List Price:** \$1,620,448  
**Average Days on Market:** 66

## "UNDER CONTRACT" Listings in Summit

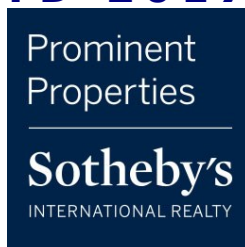
**Number of Units:** 25  
**Average List Price:** \$1,354,96  
**Average Days on Market:** 71

# Summit 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	52												52
List Price	\$1,016,945												\$1,016,945
Sales Price	\$985,056												\$985,056
Sales Price as a % of List Price	98.63%												98.63%
Sales Price to Assessed Value	2.61												2.61
# Units Sold	22												22
Active Listings	64												64
Under Contracts	25												25

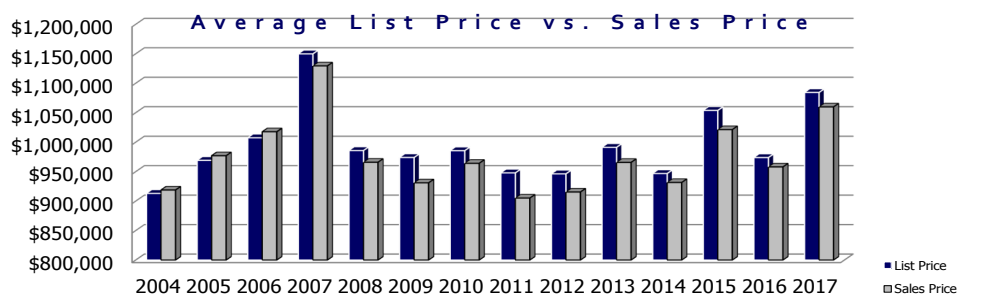
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	66	52	-22.08%
Sales Price	\$794,538	\$985,056	23.98%
Sales Price to Assessed Value	2.39	2.61	9.30%

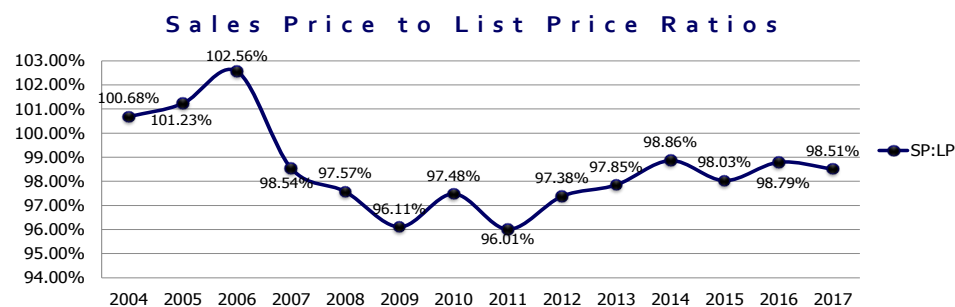


YTD	2017	2018	% Change
# Units Sold	13	22	69.23%
Active Listings	47	64	36.17%
Under Contracts	36	25	-30.56%

### Summit Yearly Market Trends

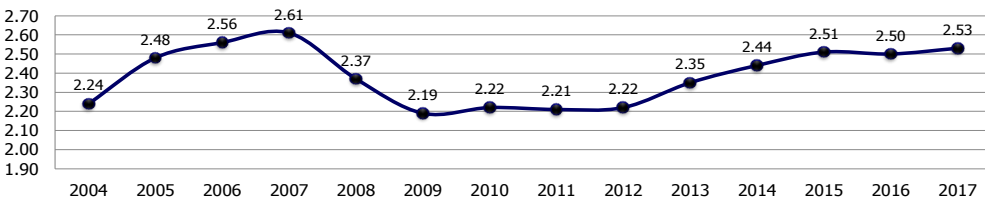


### Summit Yearly Market Trends

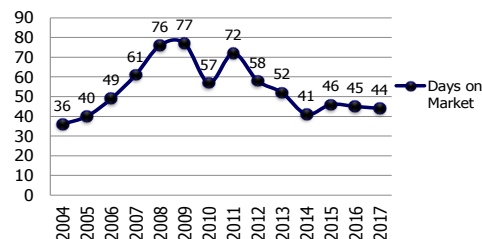


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999	\$964,131	\$905,137	\$915,407	\$965,630	\$931,577	\$1,021,296	\$957,949	\$1,059,822

### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

