

S u m m i t

J u l y 2 0 1 8 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	14 Beauvoir Avenue	TwnIntUn	3	1.1	23	\$319,000	\$319,000	\$319,000	100.00%		
2	390 Morris Avenue Unit 4	TwnIntUn	2	1.0	15	\$350,000	\$350,000	\$343,000	98.00%	\$106,500	3.22
3	768 Springfield Avenue E5	TwnIntUn	2	2.1	56	\$389,000	\$379,000	\$355,000	93.67%	\$143,500	2.47
4	11 Gary Road	Split Level	3	1.0	8	\$429,000	\$429,000	\$429,000	100.00%	\$172,600	2.49
5	143 Morris Avenue	Colonial	4	2.0	42	\$539,000	\$499,000	\$460,000	92.18%	\$176,500	2.61
6	4 Van Dyke Place	Colonial	3	1.3	12	\$499,000	\$499,000	\$499,000	100.00%	\$208,500	2.39
7	32 Lewis Avenue	Colonial	3	1.1	8	\$675,000	\$675,000	\$665,000	98.52%	\$195,300	3.41
8	12 Woodfern Road	Ranch	3	2.0	12	\$675,000	\$675,000	\$685,000	101.48%	\$312,800	2.19
9	16 Ridgedale Avenue	Colonial	4	2.0	22	\$685,000	\$685,000	\$691,000	100.88%	\$218,200	3.17
10	53 Madison Avenue	Colonial	3	1.1	9	\$710,000	\$710,000	\$730,000	102.82%	\$244,700	2.98
11	147 Canoe Brook Parkway	Colonial	3	2.1	70	\$875,000	\$800,000	\$750,000	93.75%	\$365,600	2.05
12	17 Webster Avenue	Colonial	3	1.1	13	\$799,000	\$799,000	\$825,000	103.25%	\$294,500	2.80
13	20 Little Wolf Road	Bi-Level	4	3.0	13	\$889,000	\$889,000	\$892,000	100.34%	\$438,900	2.03
14	2 Garden Road	Colonial	4	2.1	106	\$1,099,000	\$1,039,900	\$966,500	92.94%	\$494,100	1.96
15	12 Pine Ridge Drive	Ranch	3	2.1	11	\$999,000	\$999,000	\$995,000	99.60%	\$430,600	2.31
16	9 Bedford Road	Colonial	4	2.1	12	\$1,075,000	\$1,075,000	\$1,075,000	100.00%	\$371,800	2.89
17	603 Springfield Avenue	Colonial	4	3.0	0	\$1,075,000	\$1,075,000	\$1,075,000	100.00%	\$350,000	3.07
18	85 Beekman Road	Colonial	4	2.3	79	\$1,150,000	\$1,150,000	\$1,095,000	95.22%	\$416,100	2.63
19	35 Hartley Road	Custom	4	2.1	11	\$1,225,000	\$1,225,000	\$1,205,000	98.37%	\$353,200	3.41
20	9 Wade Drive	Colonial	4	4.1	34	\$1,270,000	\$1,270,000	\$1,300,000	102.36%	\$469,300	2.77
21	11 Carleen Court	Colonial	4	2.2	10	\$1,250,000	\$1,250,000	\$1,300,000	104.00%	\$532,500	2.44
22	83 Butler Parkway	Colonial	6	5.0	102	\$1,549,000	\$1,499,000	\$1,469,500	98.03%		
23	17 De Bary Place	Colonial	4	3.1	3	\$1,480,000	\$1,480,000	\$1,480,000	100.00%	\$302,600	4.89
24	5 Kenneth Court	Colonial	5	3.1	11	\$1,498,000	\$1,498,000	\$1,655,000	110.48%	\$638,300	2.59
25	31 Portland Road	Colonial	5	4.2	69	\$1,995,000	\$1,750,000	\$1,700,000	97.14%	\$800,000	2.13

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26	227 Ashland Road	Colonial	6	5.1	183	\$2,100,000	\$1,950,000	\$1,800,000	92.31%	\$756,800	2.38
27	27 Valley View Avenue	Colonial	6	4.2	17	\$1,995,000	\$1,995,000	\$1,940,000	97.24%	\$761,100	2.55
28	162 Oak Ridge Avenue	Colonial	4	5.1	0	\$2,395,000	\$2,395,000	\$2,405,500	100.44%	\$443,200	5.43
29	22 Canterbury Lane	Custom	5	4.1	38	\$2,695,000	\$2,695,000	\$2,450,000	90.91%	\$1,465,000	1.67
30	151 Oak Ridge Avenue	Custom	5	4.1	85	\$2,750,000	\$2,595,000	\$2,565,000	98.84%	\$883,600	2.90
31	72 Fernwood Road	Colonial	5	4.1	79	\$2,750,000	\$2,750,000	\$2,705,000	98.36%	\$1,224,900	2.21
32	100 Prospect Hill Avenue	Colonial	6	5.2	21	\$3,195,000	\$3,195,000	\$2,850,000	89.20%	\$1,438,300	1.98
33	57 Prospect Hill Avenue	Colonial	6	4.2	1	\$2,995,000	\$2,995,000	\$2,900,000	96.83%	\$953,800	3.04
AVERAGE					36	\$1,344,636	\$1,320,876	\$1,290,136	98.40%		2.74

"ACTIVE" Listings in Summit

Number of Units: 91
Average List Price: \$1,238,854
Average Days on Market: 79

"UNDER CONTRACT" Listings in Summit

Number of Units: 41
Average List Price: \$1,144,449
Average Days on Market: 41

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	79	63	46	39	27	36						43
List Price	\$1,016,945	\$1,881,445	\$963,268	\$1,103,396	\$1,149,966	\$1,280,583	\$1,320,876						\$1,207,953
Sales Price	\$985,056	\$1,805,385	\$929,530	\$1,073,000	\$1,140,009	\$1,262,268	\$1,290,136						\$1,180,497
Sales Price as a % of List Price	98.63%	97.03%	98.38%	97.19%	99.17%	99.29%	98.40%						98.51%
Sales Price to Assessed Value	2.61	2.55	2.50	2.43	2.57	2.65	2.74						2.60
# Units Sold	22	11	22	25	33	41	33						187
Active Listings	64	86	81	105	108	93	91						90
Under Contracts	25	43	58	64	65	54	41						50

Flashback! YTD 2017 vs YTD 2018

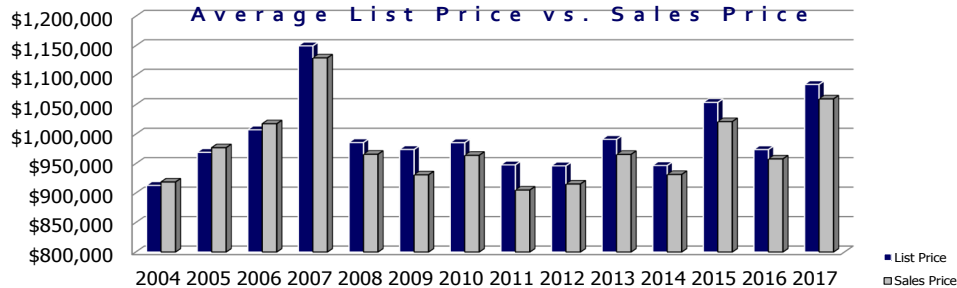
YTD	2017	2018	% Change
Days on Market	41	43	6.98%
Sales Price	\$1,076,177	\$1,180,497	9.69%
Sales Price to Assessed Value	2.57	2.60	0.88%



YTD	2017	2018	% Change
# Units Sold	178	187	5.06%
Active Listings	77	91	18.18%
Under Contracts	45	41	-8.89%

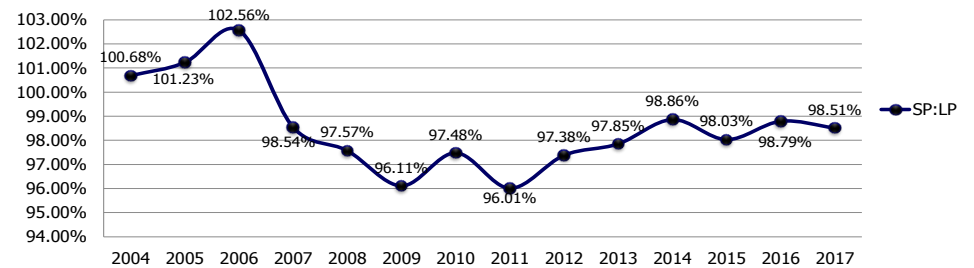
Summit Yearly Market Trends

Average List Price vs. Sales Price

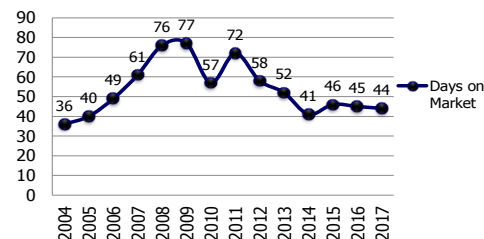


Summit Yearly Market Trends

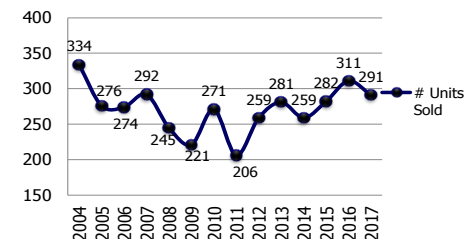
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio

