

Summit

April 2019 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	21	\$179,000	\$179,000	\$160,000	89.39%	\$5,467,700	0.03
2	133 Summit Avenue 11A	OneFloor	1	1.0	35	\$234,000	\$229,000	\$229,000	100.00%		
3	390 Morris Avenue Unit 36	OneFloor	2	1.0	117	\$325,000	\$325,000	\$290,000	89.23%	\$98,600	2.94
4	412 Morris Avenue Unit 39	FirstFlr	2	1.1	23	\$320,000	\$320,000	\$295,000	92.19%	\$130,000	2.27
5	35 Lewis Avenue	Colonial	3	1.1	1	\$430,000	\$430,000	\$430,000	100.00%	\$157,300	2.73
6	43 Sheffield Road	Contemp	3	2.1	215	\$699,900	\$499,900	\$500,000	100.02%	\$370,500	1.35
7	29 Edgar Street	Ranch	3	3.0	12	\$599,000	\$599,000	\$620,000	103.51%	\$202,900	3.06
8	17 Edison Drive	Colonial	3	2.1	90	\$689,000	\$669,000	\$625,000	93.42%	\$217,300	2.88
9	77 Canoe Brook Parkway	SplitLev	3	2.0	77	\$699,999	\$699,999	\$650,000	92.86%	\$239,300	2.72
10	120 Mountain Avenue	Colonial	5	2.2	41	\$799,000	\$775,000	\$768,000	99.10%	\$361,000	2.13
11	51 Gloucester Road	Colonial	4	2.1	48	\$865,000	\$865,000	\$835,000	96.53%	\$356,500	2.34
12	10 Twombly Drive	Ranch	3	2.1	9	\$898,000	\$898,000	\$920,000	102.45%	\$418,500	2.20
13	5 Hartley Road	SplitLev	4	3.1	57	\$1,100,000	\$950,000	\$955,000	100.53%		
14	1 Highland Drive	Colonial	4	3.1	30	\$1,299,000	\$1,299,000	\$1,225,000	94.30%	\$559,100	2.19
15	40 Dale Drive	Colonial	5	3.1	10	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$518,500	2.41
16	33 Greenbriar Drive	Colonial	5	3.1	20	\$1,495,000	\$1,495,000	\$1,375,000	91.97%	\$600,000	2.29
17	7 Colt Road	Colonial	5	3.0	9	\$1,395,000	\$1,395,000	\$1,408,000	100.93%	\$630,600	2.23
18	11 Blackburn Road	Colonial	5	4.1	28	\$1,539,000	\$1,495,000	\$1,450,000	96.99%	\$570,000	2.54
19	12 Lorraine Road	Colonial	4	2.1	7	\$1,495,000	\$1,495,000	\$1,575,000	105.35%	\$539,100	2.92
20	680 Springfield Avenue	Colonial	5	5.1	1	\$1,675,000	\$1,675,000	\$1,600,000	95.52%		
21	191 Oak Ridge Avenue	Colonial	5	4.1	1	\$1,725,000	\$1,725,000	\$1,725,000	100.00%	\$766,000	2.25
AVERAGE					41	\$938,614	\$917,519	\$899,286	97.35%		2.30

"Active" Listings in Summit

Number of Units: 145
 Average List Price: \$1,353,021
 Average Days on Market: 41

"Under Contract" Listings in Summit

Number of Units: 49
 Average List Price: \$1,278,408
 Average Days on Market: 51

Summit 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51	48	49	41									46
List Price	\$909,636	\$1,224,075	\$1,148,700	\$917,519									\$ 1,040,831
Sales Price	\$863,205	\$1,175,850	\$1,123,318	\$899,286									\$1,009,620
SP:LP%	95.45%	97.01%	97.63%	97.35%									97.02%
SP to AV	2.17	2.94	2.60	2.30									2.50
# Units Sold	11	12	17	21									61
3 Mo Rate of Ab	6.08	6.53	6.95	7.31									6.72
Active Listings	73	89	108	145									104
Under Contracts	29	35	45	49									40

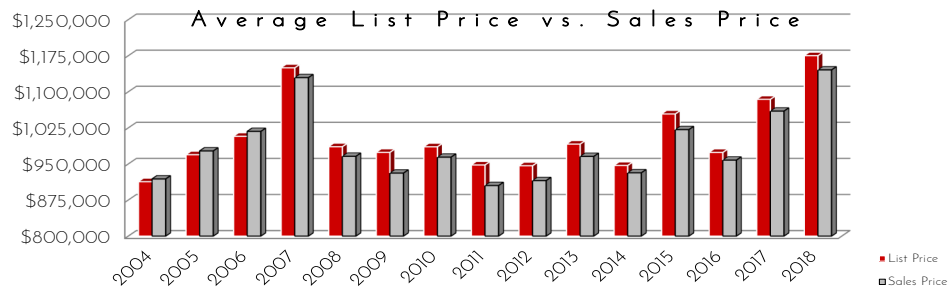
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	57	46	-18.05%
Sales Price	\$1,110,064	\$1,009,620	-9.05%
LP:SP	97.89%	97.02%	-0.89%
SP:AV	2.52	2.50	-0.59%



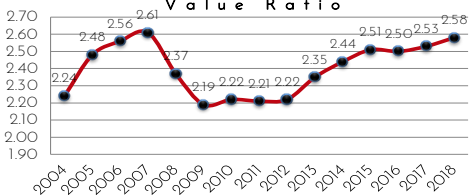
YTD	2018	2019	% Change
# Units Sold	80	61	-23.75%
Rate of Ab 3 Mo	4.98	7.31	46.79%
Actives	105	145	38.10%
Under Contracts	64	49	-23.44%

Summit Yearly Market Trends

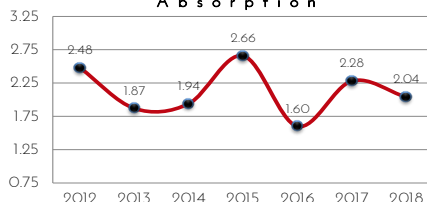


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999	\$964,131	\$905,137	\$915,407	\$965,630	\$931,577	\$1,021,296	\$957,949	\$1,059,822	\$1,145,449

Sales Price to Assessed Value Ratio

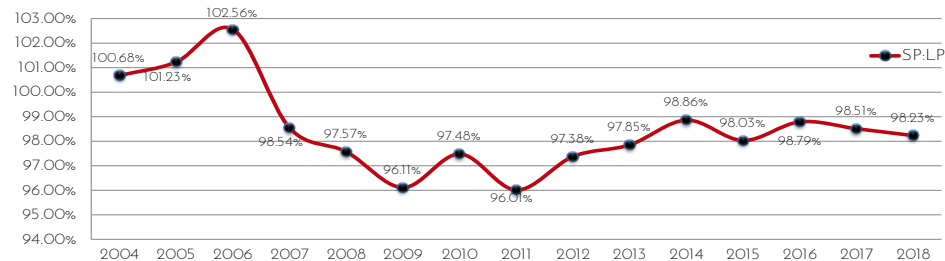


12 Month Rate of Absorption

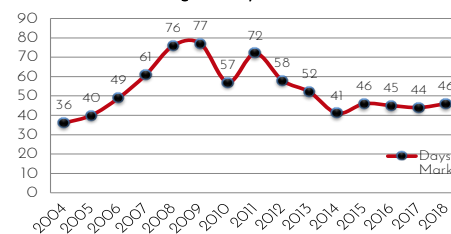


Summit Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

