

Summit

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Glenside Avenue	Colonial	4	1.0	19	\$440,000	\$440,000	\$440,000	100.00%	\$164,000	2.68
2	753 Springfield Avenue	Victrian	5	2.2	15	\$775,000	\$775,000	\$775,000	100.00%	\$344,400	2.25
3	8 Cromwell Parkway	Ranch	2	1.0	15	\$720,000	\$720,000	\$778,000	108.06%	\$240,600	3.23
4	7 Harrison Court	SplitLev	3	2.1	8	\$799,000	\$799,000	\$805,000	100.75%	\$296,400	2.72
5	24 Gates Avenue	TwnEndUn	5	4.1	43	\$899,000	\$849,000	\$849,000	100.00%	\$347,000	2.45
6	33 Eggers Court	TwnEndUn	4	3.1	176	\$999,000	\$949,000	\$940,000	99.05%	\$290,500	3.24
7	28 Ashwood Avenue	TwnEndUn	4	3.1	90	\$995,000	\$995,000	\$980,000	98.49%		
8	6 Plymouth Road	Colonial	5	3.1	20	\$1,550,000	\$1,550,000	\$1,670,000	107.74%	\$533,100	3.13
9	54 Druid Hill Road	Tudor	4	3.1	20	\$1,950,000	\$1,950,000	\$1,935,000	99.23%	\$745,300	2.60
10	2 Dorchester Road	Custom	5	4.2	132	\$2,495,000	\$2,199,000	\$2,087,500	94.93%	\$601,400	3.47
11	14 Windsor Road	Colonial	5	4.1	74	\$2,495,000	\$2,495,000	\$2,375,000	95.19%		
12	234 Woodland Avenue	Colonial	6	5.1	14	\$2,495,000	\$2,495,000	\$2,600,000	104.21%		
AVERAGE					52	\$1,384,333	\$1,351,333	\$1,352,875	100.64%		2.86

"Active" Listings in Summit

Number of Units: 24
 Average List Price: \$1,812,792
 Average Days on Market: 66

"Under Contract" Listings in Summit

Number of Units: 22
 Average List Price: \$1,493,723
 Average Days on Market: 39

Summit 2023 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	\$1,351,333												\$1,351,333
Sales Price	\$1,352,875												\$1,352,875
SP:LP%	100.64%												100.64%
SP to AV	2.86												2.86
# Units Sold	12												12
3 Mo Rate of Ab	1.75												1.75
Active Listings	24												24
Under Contracts	22												22

Flashback! YTD 2022 vs YTD 2023

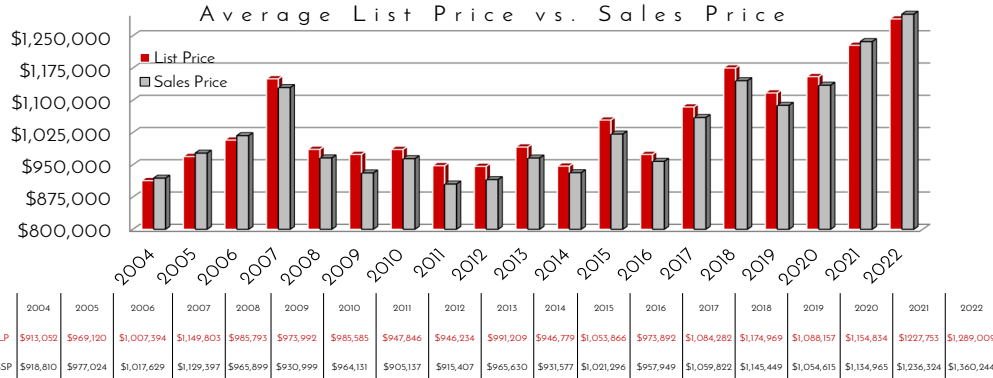
YTD	2022	2023	% Change
DOM	32	52	63.30%
Sales Price	\$1,388,864	\$1,352,875	-2.59%
LP:SP	101.28%	100.64%	-0.63%
SP:AV	3.08	2.86	-7.14%



YTD	2022	2023	% Change
# Units Sold	18	12	-33.33%
Rate of Ab 3 Mo	1.14	1.75	53.51%
Actives	28	24	-14.29%
Under Contracts	26	22	-15.38%

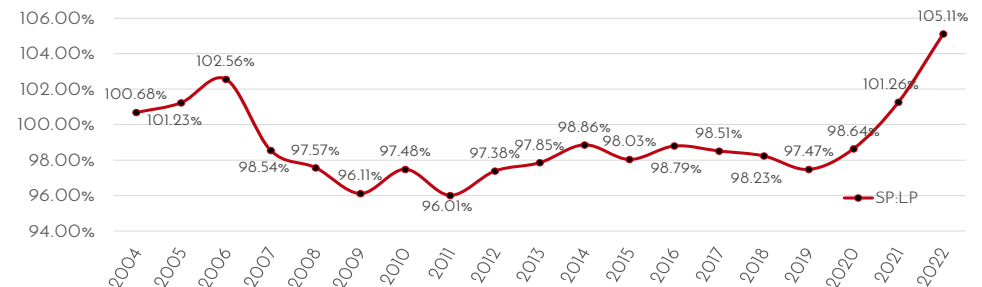
Summit Yearly Market Trends

Average List Price vs. Sales Price

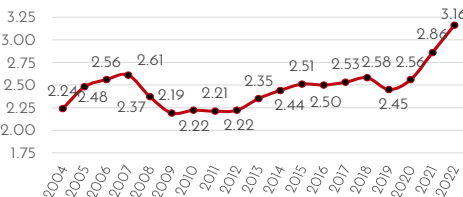


Summit Yearly Market Trends

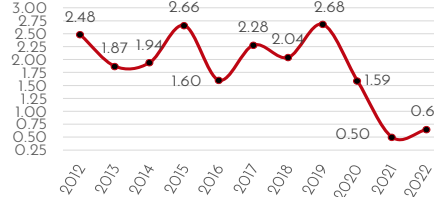
Sales Price to List Price Ratios



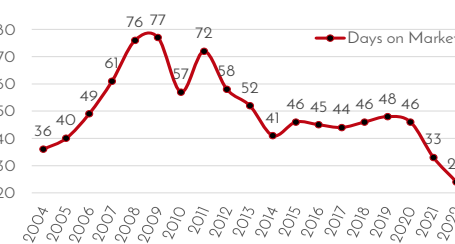
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

