



# Summit

## August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	390 Morris Avenue U30	OneFloor	2	1.0	9	\$349,999	\$349,999	\$410,000	117.14%	\$109,100	3.76
2	412 Morris Avenue U51	OneFloor	2	2.0	18	\$379,900	\$379,900	\$434,434	114.35%	\$130,000	3.34
3	82 Glenside Avenue	CapeCod	3	1.1	65	\$635,000	\$550,000	\$450,000	81.82%	\$186,300	2.42
4	86 Glenside Avenue	Colonial	2	1.0	17	\$525,000	\$525,000	\$560,000	106.67%	\$177,500	3.15
5	42 Elm Street U38A	TwnEndUn	1	1.1	13	\$559,000	\$559,000	\$575,000	102.86%	\$170,700	3.37
6	4 Milton Avenue	CapeCod	3	1.1	27	\$625,000	\$610,000	\$605,000	99.18%	\$176,600	3.43
7	17 Hughes Place	CapeCod	3	2.0	16	\$679,000	\$679,000	\$720,000	106.04%	\$205,400	3.51
8	6 John Street	Colonial	3	2.0	11	\$640,000	\$640,000	\$751,000	117.34%	\$228,100	3.29
9	160 Ashland Road	Colonial	3	1.1	9	\$725,000	\$725,000	\$800,000	110.34%	\$292,900	2.73
10	758 Springfield Avenue	Victorian	6	3.0	16	\$925,000	\$925,000	\$876,000	94.70%	\$397,900	2.20
11	19 Mountain Avenue	Victorian	4	4.0	30	\$949,000	\$949,000	\$915,000	96.42%	\$222,900	4.10
12	190 Kent Place Boulevard	Split Level	3	2.1	24	\$1,025,000	\$1,025,000	\$985,000	96.10%	\$345,200	2.85
13	235 Ashland Road	Colonial	4	2.2	6	\$949,000	\$949,000	\$1,050,000	110.64%	\$268,300	3.91
14	192 Kent Place Boulevard	Colonial	4	2.1	9	\$1,100,000	\$1,100,000	\$1,080,000	98.18%	\$389,000	2.78
15	50 Parkview Terrace	Colonial	4	2.1	11	\$1,199,000	\$1,199,000	\$1,370,000	114.26%	\$432,700	3.17
16	32 Prospect Street	Colonial	4	4.2	8	\$1,430,000	\$1,430,000	\$1,430,000	100.00%	\$513,200	2.79
17	20 Beekman Terrace	Tudor	4	2.2	7	\$1,249,000	\$1,249,000	\$1,515,000	121.30%	\$427,400	3.54
18	17 Little Wolf Road	Colonial	4	2.1	10	\$1,325,000	\$1,325,000	\$1,525,000	115.09%	\$510,000	2.99
19	46 Parkview Terrace	Colonial	4	3.1	8	\$1,345,000	\$1,345,000	\$1,560,000	115.99%	\$516,700	3.02
20	9 Dunnder Drive	Colonial	4	3.1	13	\$1,699,000	\$1,495,000	\$1,615,000	108.03%	\$432,400	3.73

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21	65 Druid Hill Road	Colonial	4	2.2	9	\$1,495,000	\$1,495,000	\$1,775,000	118.73%	\$617,100	2.88
22	37 Waldron Avenue	Custom	5	4.0	9	\$1,495,000	\$1,495,000	\$1,800,000	120.40%	\$440,400	4.09
23	16 Hillside Avenue	Victorian	6	3.1	1	\$1,900,000	\$1,900,000	\$1,900,000	100.00%	\$614,900	3.09
24	54 Valley View Avenue	Colonial	5	4.1	10	\$2,200,000	\$2,200,000	\$2,225,000	101.14%	\$757,100	2.94
25	41 Templar Way	Colonial	5	4.1	9	\$1,995,000	\$1,995,000	\$2,332,000	116.89%	\$761,900	3.06
26	57 Beekman Road	Colonial	5	5.2	92	\$2,695,000	\$2,695,000	\$2,695,000	100.00%		
27	14 Argyle Court	Custom	7	6.1	55	\$3,195,000	\$2,995,000	\$2,950,000	98.50%		
28	51 Sunset Drive	Colonial	6	6.1	14	\$2,995,000	\$2,995,000	\$3,016,000	100.70%	\$1,039,600	2.90
29	99 Prospect Street	Custom	7	4.1	1	\$3,800,000	\$3,800,000	\$3,800,000	100.00%	\$1,316,900	2.89
AVERAGE					18	\$1,382,169	\$1,364,790	\$1,438,601	106.30%		3.18

### *"Active"* Listings in Summit

Number of Units: 14  
 Average List Price: \$1,392,971  
 Average Days on Market: 46

### *"Under Contract"* Listings in Summit

Number of Units: 26  
 Average List Price: \$1,250,565  
 Average Days on Market: 47

# 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	43	28	23	18	24	21	18					25
List Price	\$1,351,333	\$1,146,682	\$1,334,313	\$1,315,826	\$1,308,291	\$1,356,507	\$1,610,302	\$1,364,790					\$1,364,081
Sales Price	\$1,352,875	\$1,145,334	\$1,351,000	\$1,401,717	\$1,468,227	\$1,443,428	\$1,653,505	\$1,438,601					\$1,434,677
SP:LP%	100.64%	100.94%	102.54%	106.78%	112.60%	106.67%	104.19%	106.30%					105.91%
SP to AV	2.86	2.59	2.91	3.24	3.39	3.24	3.35	3.18					3.20
# Units Sold	12	11	16	23	22	43	23	29					179
3 Mo Rate of Ab	1.75	1.85	2.31	2.35	1.60	1.01	0.82	0.54					1.53
Active Listings	24	20	30	35	35	22	20	14					25
Under Contracts	22	39	43	54	58	50	38	26					41

## Flashback! YTD 2022 vs YTD 2023

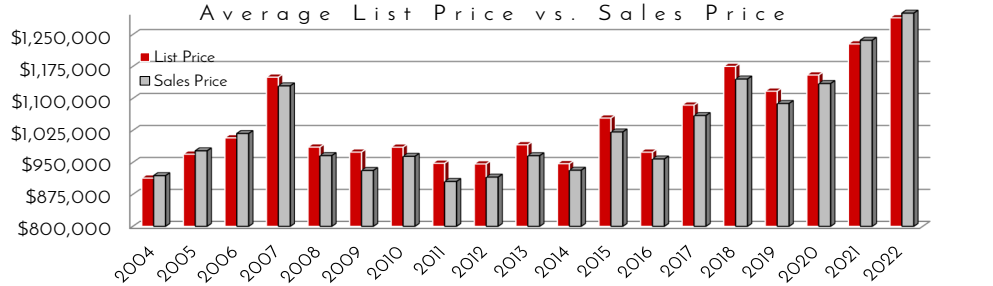
YTD	2022	2023	% Change
DOM	20	25	24.58%
Sales Price	\$1,417,217	\$1,434,677	1.23%
LP:SP	106.61%	105.91%	-0.65%
SP:AV	3.17	3.20	0.87%



YTD	2022	2023	% Change
# Units Sold	223	179	-19.73%
Rate of Ab 3 Mo	1.41	1.53	8.52%
Actives	33	25	-24.81%
Under Contracts	52	41	-20.48%

## Summit Yearly Market Trends

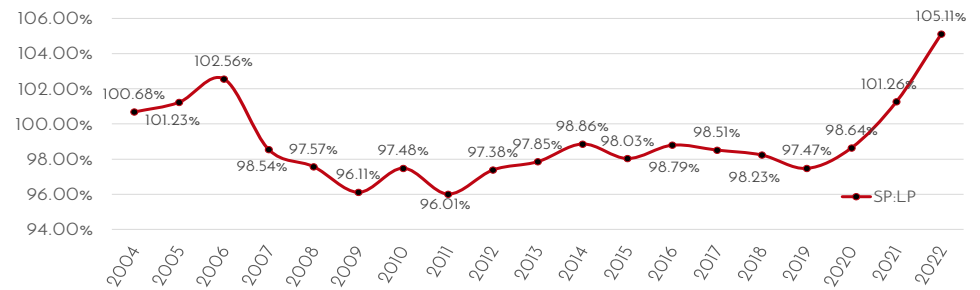
Average List Price vs. Sales Price



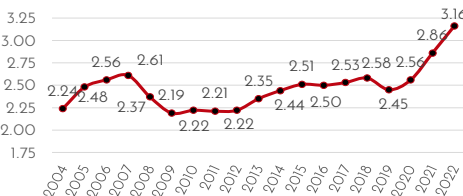
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$915,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969	\$1,088,157	\$1,154,854	\$1,027,753	\$1,289,009
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999	\$944,131	\$905,137	\$915,407	\$965,630	\$931,577	\$1,021,096	\$957,949	\$1,059,822	\$1,145,449	\$1,054,615	\$1,134,965	\$1,236,324	\$1,360,244

## Summit Yearly Market Trends

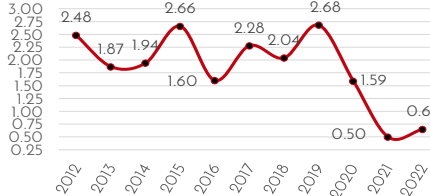
Sales Price to List Price Ratios



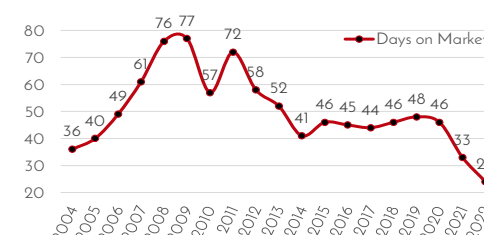
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

