

Summit

January 2024 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|------------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 777 Springfield Avenue U15 | TwnIntUn | 2 | 2.1 | 7 | \$475,000 | \$475,000 | \$491,000 | 103.37% | \$180,100 | 2.73 |
| 2 | 22 Edison Drive | CapeCod | 3 | 1.0 | 8 | \$565,000 | \$565,000 | \$619,000 | 109.56% | \$160,300 | 3.86 |
| 3 | 42 Elm Street 38F | TwnIntUn | 2 | 2.2 | 64 | \$650,000 | \$599,900 | \$675,000 | 112.52% | \$240,400 | 2.81 |
| 4 | 67-75 New England Avenue 71A | TwnEndUn | 4 | 3.0 | 77 | \$850,000 | \$799,000 | \$770,000 | 96.37% | \$218,000 | 3.53 |
| 5 | 1 Euclid Avenue 6B | OneFloor | 3 | 2.1 | 1 | \$1,200,000 | \$1,200,000 | \$1,288,000 | 107.33% | \$284,000 | 4.54 |
| 6 | 87 Woodland Avenue | Colonial | 4 | 2.1 | 16 | \$1,845,000 | \$1,845,000 | \$1,690,000 | 91.60% | \$485,400 | 3.48 |
| 7 | 69 Templar Way | Colonial | 4 | 2.2 | 1 | \$1,800,000 | \$1,800,000 | \$2,002,000 | 111.22% | \$736,200 | 2.72 |
| AVERAGE | | | | | 25 | \$1,055,000 | \$1,040,557 | \$1,076,429 | 104.57% | | 3.38 |

"Active" Listings in Summit

Number of Units: 13
 Average List Price: \$2,619,385
 Average Days on Market: 47

"Under Contract" Listings in Summit

Number of Units: 9
 Average List Price: \$1,196,767
 Average Days on Market: 24

Summit 2024 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-------------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-------------|
| Days on Market | 25 | | | | | | | | | | | | 25 |
| List Price | \$1,040,557 | | | | | | | | | | | | \$1,040,557 |
| Sales Price | \$1,076,429 | | | | | | | | | | | | \$1,076,429 |
| SP:LP% | 104.57% | | | | | | | | | | | | 104.57% |
| SP to AV | 3.38 | | | | | | | | | | | | 3.38 |
| # Units Sold | 7 | | | | | | | | | | | | 7 |
| 3 Mo Rate of Ab | 0.97 | | | | | | | | | | | | 0.97 |
| Active Listings | 13 | | | | | | | | | | | | 13 |
| Under Contracts | 9 | | | | | | | | | | | | 9 |

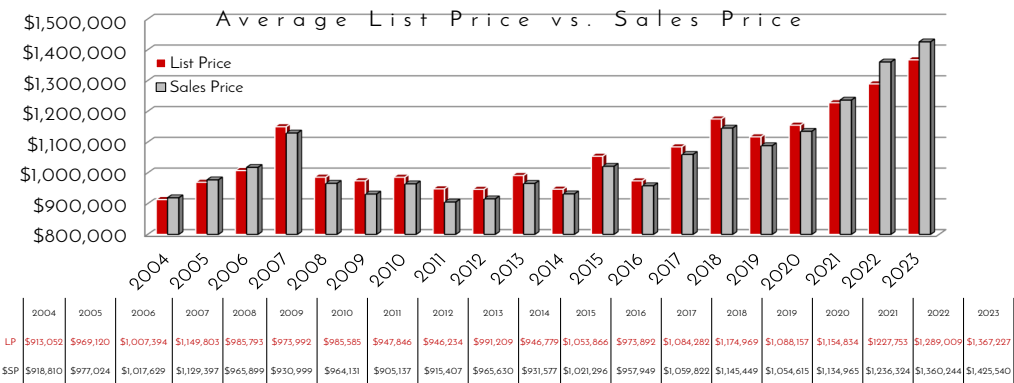
Flashback! YTD 2023 vs YTD 2024

| YTD | 2023 | 2024 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 52 | 25 | -52.35% |
| Sales Price | \$1,352,875 | \$1,076,429 | -20.43% |
| LP:SP | 100.64% | 104.57% | 3.90% |
| SP:AV | 2.86 | 3.38 | 18.09% |

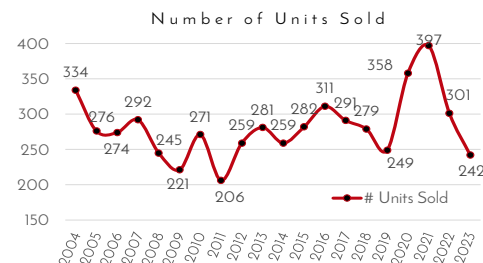
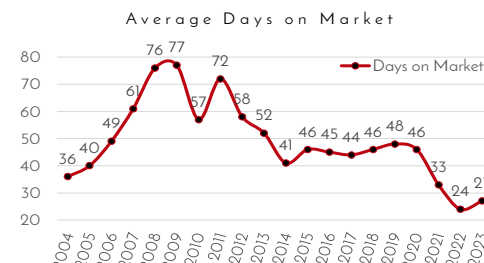
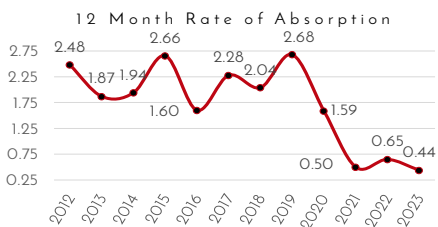
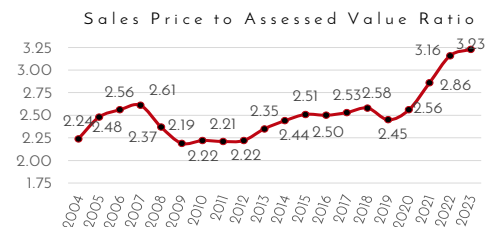
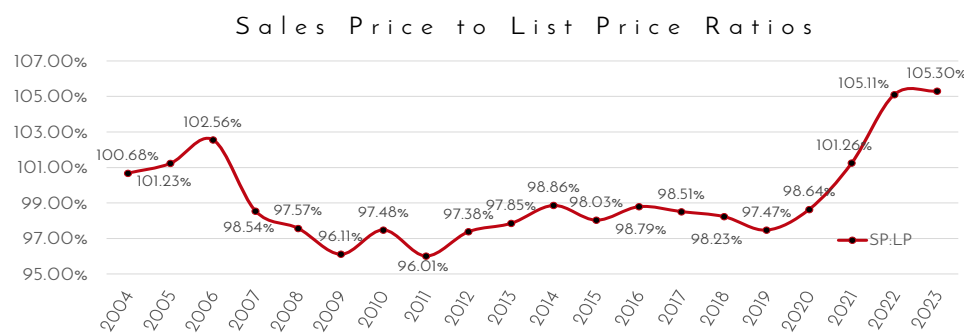


| YTD | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 12 | 7 | -41.67% |
| Rate of Ab 3 Mo | 1.75 | 0.97 | -44.57% |
| Actives | 24 | 13 | -45.83% |
| Under Contracts | 22 | 9 | -59.09% |

Summit Yearly Market Trends



Summit Yearly Market Trends



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.