



Summit

June 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 Unit 16A	OneFloor	1	1.0	21	\$199,000	\$199,000	\$199,000	100.00%		
2	800 Old Springfield Avenue	MultiFlr	1	1.0	33	\$315,000	\$300,000	\$300,000	100.00%	\$106,600	2.81
3	10 Euclid Avenue Unit 303	HighRise	2	2.0	92	\$440,000	\$430,000	\$410,000	95.35%		
4	96 Orchard Street	CapeCod	3	1.1	12	\$449,000	\$449,000	\$459,000	102.23%	\$153,400	2.99
5	25 Valemont Way	Ranch	3	2.0	33	\$599,000	\$599,000	\$545,000	90.98%	\$215,700	2.53
6	61 Madison Avenue	Colonial	3	1.1	130	\$695,000	\$655,000	\$630,000	96.18%	\$239,500	2.63
7	10 Euclid Avenue Unit 502	HighRise	3	2.0	92	\$769,000	\$729,000	\$687,000	94.24%		
8	67-75 New England Avenue 71B	MultiFlr	3	3.0	36	\$715,000	\$715,000	\$700,000	97.90%	\$245,000	2.86
9	8 Harvey Drive	CapeCod	3	3.0	41	\$895,000	\$895,000	\$870,000	97.21%	\$291,700	2.98
10	18 Prospect Street	Colonial	4	3.0	96	\$975,000	\$899,000	\$875,000	97.33%	\$373,000	2.35
11	10 Hill Crest Avenue	Split Level	4	3.0	18	\$899,000	\$899,000	\$925,000	102.89%	\$417,000	2.22
12	3 Sayre Street	HalfDupl	4	4.1	70	\$999,999	\$999,999	\$965,000	96.50%	\$399,200	2.42
13	10 Carleen Court	Colonial	4	2.1	65	\$1,150,000	\$999,500	\$975,000	97.55%	\$481,300	2.03
14	24 Drum Hill Drive	Split Level	4	2.1	15	\$1,095,000	\$1,095,000	\$1,085,000	99.09%	\$447,900	2.42
15	16 Oak Ridge Avenue	Victrian	6	3.2	95	\$1,329,000	\$1,279,000	\$1,100,000	86.00%	\$556,000	1.98
16	14 Linden Place	Colonial	5	2.2	14	\$1,098,000	\$1,098,000	\$1,156,000	105.28%	\$423,700	2.73
17	17 Sheridan Road	Custom	5	4.1	16	\$1,225,000	\$1,225,000	\$1,175,000	95.92%		
18	58 Dale Drive	Colonial	4	2.1	21	\$1,250,000	\$1,250,000	\$1,200,000	96.00%	\$531,400	2.26
19	47 Oakland Place	Colonial	5	4.1	8	\$1,298,000	\$1,298,000	\$1,285,000	99.00%	\$526,500	2.44
20	7 Woodfern Road	Custom	4	4.0	26	\$1,349,000	\$1,349,000	\$1,310,000	97.11%	\$367,400	3.57

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21	18 Division Avenue	Colonial	5	3.1	16	\$1,299,000	\$1,299,000	\$1,330,000	102.39%	\$431,200	3.08
22	18 Colony Drive	Colonial	4	2.1	0	\$1,349,000	\$1,349,000	\$1,355,000	100.44%	\$443,000	3.06
23	5 Fernwood Road	Victrian	4	2.2	64	\$1,650,000	\$1,610,000	\$1,565,000	97.20%	\$600,000	2.61
24	82 Franklin Place G	TwnIntUn	3	3.1	0	\$1,695,000	\$1,695,000	\$1,565,450	92.36%	\$732,918	2.14
25	41 Greenbriar Drive	Colonial	6	4.1	117	\$1,850,000	\$1,695,000	\$1,575,000	92.92%	\$736,800	2.14
26	73 Bellevue Avenue	Colonial	5	3.1	23	\$1,700,000	\$1,700,000	\$1,655,000	97.35%	\$623,500	2.65
27	104 Bellevue Avenue	Colonial	4	4.1	48	\$1,695,000	\$1,695,000	\$1,695,000	100.00%	\$697,300	2.43
28	29 De Bary Place	Colonial	5	4.1	109	\$2,490,000	\$2,375,000	\$2,287,500	96.32%		
29	135 Bellevue Avenue	Colonial	5	3.2	50	\$2,595,000	\$2,350,000	\$2,305,450	98.10%	\$1,072,000	2.15
30	189 Oak Ridge Avenue	Colonial	6	5.1	0	\$2,425,000	\$2,425,000	\$2,350,000	96.91%	\$1,000,000	2.35
31	81 Oak Ridge Avenue	Custom	5	4.1	55	\$3,150,000	\$3,150,000	\$2,918,750	92.66%	\$1,445,200	2.02
AVERAGE					46	\$1,278,774	\$1,248,564	\$1,208,166	97.21%		2.53

"Active" Listings in Summit

Number of Units: 136
 Average List Price: \$1,308,069
 Average Days on Market: 71

"Under Contract" Listings in Summit

Number of Units: 54
 Average List Price: \$1,057,978
 Average Days on Market: 50

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	49	46							47
List Price	\$909,636	\$1,224,075	\$1,148,700	\$917,519	\$1,153,813	\$1,248,564							\$ 1,117,196
Sales Price	\$863,205	\$1,175,850	\$1,123,318	\$899,286	\$1,139,063	\$1,208,166							\$ 1,085,787
SP:LP%	95.45%	97.01%	97.63%	97.35%	99.58%	97.21%							97.45%
SP to AV	2.17	2.94	2.60	2.30	2.47	2.53							2.50
# Units Sold	11	12	17	21	16	31							108
3 Mo Rate of Ab	6.08	6.53	6.95	7.31	8.83	6.36							7.01
Active Listings	73	89	108	145	151	136							117
Under Contracts	29	35	45	49	63	54							46

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	45	47	3.51%
Sales Price	\$1,157,003	\$1,085,787	-6.16%
LP:SP	98.54%	97.45%	-1.10%
SP:AV	2.57	2.50	-2.38%



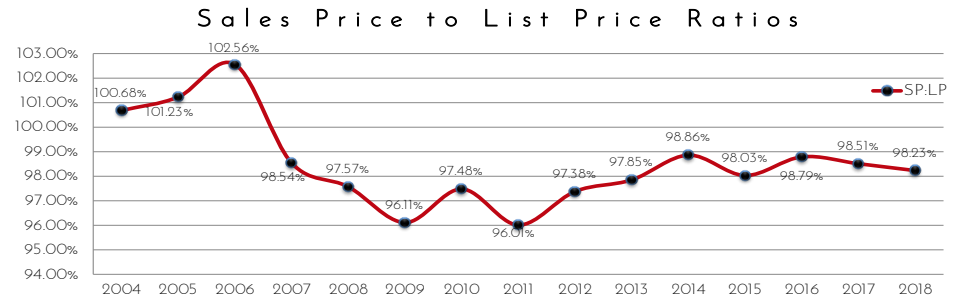
YTD	2018	2019	% Change
# Units Sold	154	108	-29.87%
Rate of Ab 3 Mo	3.13	6.36	103.19%
Actives	93	136	46.24%
Under Contracts	54	54	0.00%

Summit Yearly Market Trends

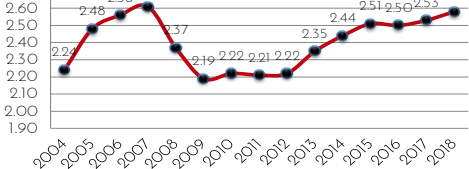


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999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

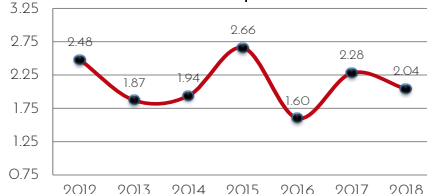
Summit Yearly Market Trends



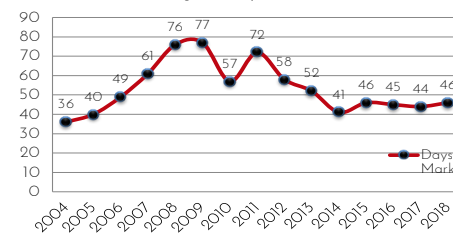
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

