Summit

July 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	133 Summit Avenue	OneFloor	1	1.0	67	$249,000	$249,000	$245,000	98.39%		
2	390 Morris Avenue Unit 23	TwnIntUn	2	1.0	15	$299,000	$299,000	$290,000	96.99%	$110,400	2.63
3	19 Clark Street	CapeCod	4	2.0	36	$475,000	$475,000	$445,000	93.68%	$169,900	2.62
4	21 Sheridan Road	Split Level	3	2.0	1	$550,000	$550,000	$500,000	90.91%	$214,200	2.33
5	211 Blackburn Road	Ranch	2	2.0	23	$600,000	$600,000	$565,000	94.17%	$278,300	2.03
6	15 Lowell Avenue	Colonial	3	1.1	14	$499,000	$499,000	$575,000	115.23%	$241,000	2.39
7	3 Hughes Place	Colonial	3	1.1	19	$599,000	$599,000	$600,000	100.17%	$213,000	2.82
8	1 Euclid Avenue Apt 6-D	HighRise	1	1.0	13	$575,000	$575,000	$605,000	105.22%	$195,100	3.10
9	67 W End Avenue	CapeCod	3	2.0	10	$599,000	$599,000	$635,000	106.01%	$217,800	2.92
10	130 Kent Place Boulevard	Colonial	4	1.1	10	$659,000	$659,000	$659,000	100.00%	$265,400	2.48
11	86 Canoe Brook Parkway	Split Level	3	2.1	9	$650,000	$650,000	$700,000	107.69%	$253,300	2.76
12	136 Pine Grove Avenue	Colonial	3	1.1	35	$757,000	$725,000	$705,000	97.24%	$299,900	2.35
13	182 Ashland Road	Tudor	3	2.1	7	$795,000	$795,000	$777,000	97.74%	$343,300	2.26
14	138 Pine Grove Avenue	Colonial	4	2.1	7	$799,000	$799,000	$792,500	99.19%	$356,000	2.23
15	322 Ashland Road	Colonial	4	1.2	14	$859,900	$859,900	$811,000	94.31%	$416,700	1.95
16	18 Washington Avenue	Colonial	4	2.1	9	$849,000	$849,000	$854,000	100.59%	$399,000	2.14
17	14 Oak Knoll Road	Tudor	3	2.1	14	$899,000	$899,000	$878,000	97.66%	$339,800	2.58
18	112 Essex Road	CapeCod	4	2.1	73	$899,000	$899,000	$880,000	97.89%	$352,100	2.50
19	22 Sayre Street	Colonial	5	3.1	17	$899,000	$899,000	$887,000	98.67%	$281,100	3.16
20	64 Druid Hill Road	RanchExp	4	3.1	75	$1,025,000	$959,000	$925,000	96.45%	$560,700	1.65
21	10 Dale Drive	SeeRem	4	3.0	261	$995,000	$939,000	$950,000	101.17%	$395,700	2.40
22	5 Knob Hill Drive	Split Level	3	2.0	6	$925,000	$925,000	$975,000	105.41%	$381,500	2.56
23	32 Glendale Road	Contemp	5	3.1	35	$1,375,000	$1,349,000	$1,248,000	92.51%	$483,800	2.58
24	155 Hillcrest Avenue	Colonial	5	3.1	82	$1,399,000	$1,250,000	$1,250,000	100.00%	$665,000	1.88
25	20 Edgemont Avenue	Colonial	4	3.2	15	$1,280,000	$1,280,000	$1,250,000	97.66%	$532,100	2.35

Summit

July 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
26	82 Blackburn Road	Colonial	4	3.1	112	$1,399,000	$1,249,000	$1,255,000	100.48%	$600,000	2.09
27	80 Dale Drive	Colonial	5	3.1	49	$1,349,000	$1,349,000	$1,315,250	97.50%	$579,500	2.27
28	48 Colt Road	Colonial	4	3.1	29	$1,445,000	$1,445,000	$1,350,000	93.43%	$681,900	1.98
29	7 Portland Road	Colonial	5	4.1	36	$1,399,000	$1,399,000	$1,385,000	99.00%	$600,000	2.31
30	38 Pine Grove Avenue	Colonial	5	4.1	20	$1,425,000	$1,425,000	$1,425,000	100.00%	$604,000	2.36
31	90 Larned Road	Colonial	5	3.2	10	$1,495,000	$1,495,000	$1,495,000	100.00%	$552,500	2.71
32	2 Plymouth Road	Colonial	6	5.1	1	$1,495,000	$1,495,000	$1,496,000	100.07%	$641,800	2.33
33	19 Crescent Avenue	Victorian	6	4.1	28	$1,575,000	$1,575,000	$1,575,000	100.00%	$676,100	2.33
34	74 Blackburn Road	Colonial	5	3.2	21	$1,695,000	$1,695,000	$1,675,000	98.82%	$702,400	2.38
35	67 Oak Ridge Avenue	Colonial	5	3.2	21	$1,850,000	$1,850,000	$1,850,000	100.00%	$737,100	2.51
36	65 Bellevue Avenue	Colonial	6	5.1	1	$2,250,000	$2,250,000	$2,000,000	88.89%	$1,008,000	1.98
37	4 Warwick Road	Colonial	7	5.1	7	$2,399,000	$2,399,000	$2,300,000	95.87%		
38	22 Colt Road	Colonial	5	3.3	119	$2,595,000	$2,495,000	$2,420,000	96.99%	$842,800	2.87
39	185 Kent Place Boulevard	Colonial	6	5.1	14	$2,875,000	$2,875,000	$2,875,000	100.00%	$961,200	2.99
40	25 Lenox Road	Colonial	6	4.2	104	$3,850,000	$3,695,000	$3,413,000	92.37%	$1,276,100	2.67
	AVERAGE				36	$1,215,148	$1,196,798	$1,170,769	98.71%		2.43

"Active" Listings in Summit

Number of Units:	89
Average List Price:	$1,405,008
Average Days on Market:	59

"Under Contract" Listings in Summit

Number of Units:	83
Average List Price:	$1,237,536
Average Days on Market:	38

Summit 2020 Year to Date Market Trends

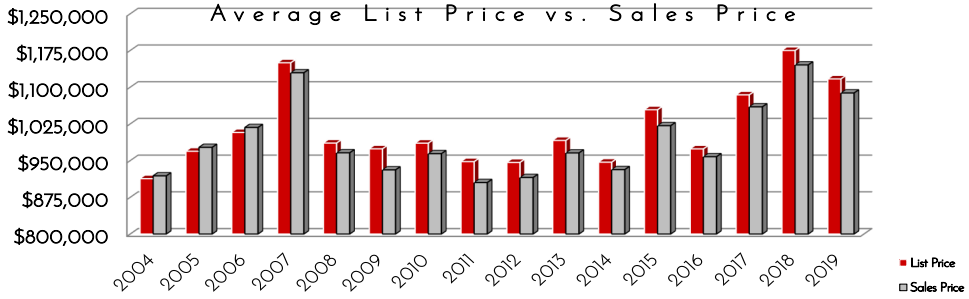
YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	87	91	72	42	29	37	36						53
List Price	$1,071,352	$849,636	$919,871	$1,082,412	$982,636	$1,145,810	$1,196,798						$1,065,829
Sales Price	$1,033,080	$816,143	$885,668	$1,040,018	$958,068	$1,104,952	$1,170,769						$1,032,704
SP:LP%	96.98%	96.70%	96.50%	96.53%	98.88%	96.82%	98.71%						97.54%
SP to AV	2.39	2.55	2.36	2.50	2.42	2.51	2.43						2.45
# Units Sold	25	14	17	17	22	21	40						156
3 Mo Rate of Ab	3.19	3.74	4.67	2.36	4.95	4.06	3.28						3.75
Active Listings	75	88	78	76	85	82	89						82
Under Contracts	30	46	44	35	58	94	83						56

Flashback! YTD 2019 vs YTD 2020

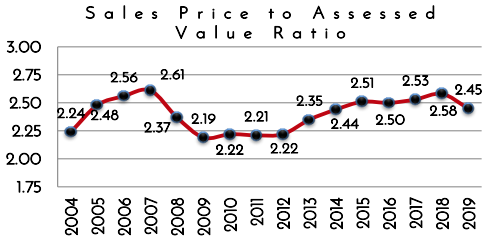
YTD	2019	2020	% Change
DOM	46	53	14.74%
Sales Price	$1,084,179	$1,032,704	-4.75%
LP:SP	97.43%	97.54%	0.12%
SP:AV	2.49	2.45	-1.67%

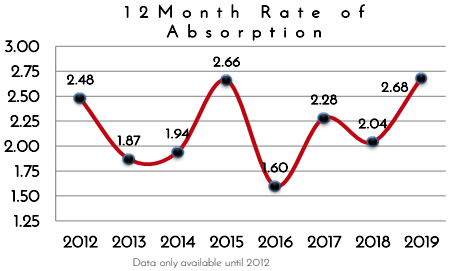
YTD	2019	2020	% Change
# Units Sold	145	156	7.59%
Rate of Ab 3 Mo	4.50	3.28	-27.11%
Actives	115	89	-22.61%
Under Contracts	40	83	107.50%

Summit Yearly Market Trends

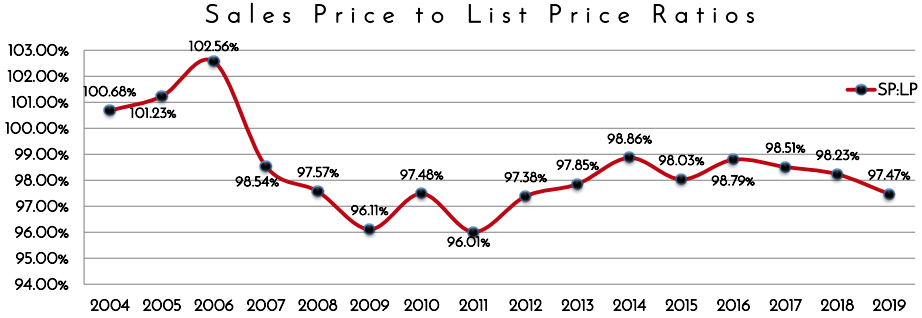


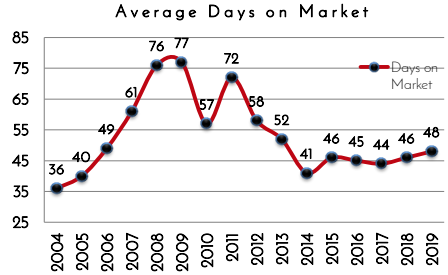
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	$913,052	$969,120	$1,007,394	$1,149,803	$985,793	$973,992	$985,585	$947,846	$946,234	$991,209	$946,779	$1,053,866	$973,892	$1,084,282	$1,174,969	$1,088,157
SP	$918,810	$977,024	$1,017,629	$1,129,397	$965,899	$930,999	$964,131	$905,137	$915,407	$965,630	$931,577	$1,021,296	$957,949	$1,059,822	$1,145,449	$1,054,615

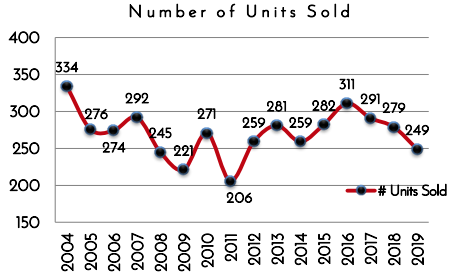




Summit Yearly Market Trends







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

© 2004-2020 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.