

Summit

February 2016 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	34	\$185,000	\$185,000	\$176,000	95.14%		
2	75 Broad Street	Ranch	2	2.0	8	\$235,000	\$280,000	\$280,000	100.00%	\$145,400	1.93
3	417 Morris Avenue Unit 22	TwndUn	2	1.0	69	\$325,000	\$325,000	\$325,000	100.00%	\$118,100	2.75
4	65 Morris Avenue	Bi-Level	4	2.0	238	\$419,000	\$379,000	\$351,500	92.74%	\$174,800	2.01
5	768 Springfield Avenue A6	TwndUn	2	2.1	15	\$370,000	\$370,000	\$355,000	95.95%	\$143,500	2.47
6	69 River Road	Colonial	3	2.1	121	\$434,000	\$399,000	\$365,000	91.48%	\$160,500	2.27
7	15 Chapel Street	Colonial	4	1.1	109	\$399,000	\$399,000	\$390,000	97.74%	\$142,800	2.73
8	63 Baltusrol Road	Colonial	3	1.0	73	\$427,900	\$399,500	\$390,000	97.62%	\$155,100	2.51
9	42 Elem Street	TwndUn	1	1.1	124	\$479,000	\$459,000	\$450,000	98.04%	\$161,600	2.78
10	185 Colonial Road	Colonial	3	1.1	75	\$500,000	\$500,000	\$490,000	98.00%	\$233,900	2.09
11	11 Euclid Avenue Unit 5A	OneFloor	3	2.0	57	\$560,000	\$560,000	\$540,729	96.56%	\$237,400	2.28
12	30 Lewis Avenue	Tudor	3	2.1	68	\$589,000	\$589,000	\$569,000	96.60%	\$183,300	3.10
13	69 Madison Avenue	Split Level	3	2.0	92	\$689,000	\$659,000	\$620,000	94.08%	\$184,200	3.37
14	53 Madison Avenue	Colonial	3	1.1	79	\$687,000	\$675,000	\$677,500	100.37%	\$244,700	2.77
15	6 Magnolia Place	Ranch	3	3.0	68	\$1,049,900	\$999,000	\$950,000	95.10%	\$426,200	2.23
16	71 Rotary Drive	Colonial	4	3.1	113	\$1,299,000	\$1,299,000	\$1,296,000	99.77%	\$749,800	1.73
AVERAGE					84	\$540,488	\$529,781	\$514,108	96.82%		2.47

"ACTIVE" LISTINGS IN SUMMIT

Number of Units: 77
Average List Price: \$1,874,908
Average Days on Market: 52

"UNDER CONTRACT" LISTINGS IN SUMMIT

Number of Units: 50
Average List Price: \$1,005,820
Average Days on Market: 53

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Not intended to solicit a property already listed.

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

Summit 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51	84											69
List Price	\$1,031,857	\$529,781											\$764,083
Sales Price	\$1,006,107	\$514,108											\$743,708
Sales Price as a % of List Price	98.27%	96.82%											97.50%
Sales Price to Assessed Value	2.53	2.47											2.50
# Units Sold	14	16											30
Active Listings	68	77											73
Under Contracts	32	50											41

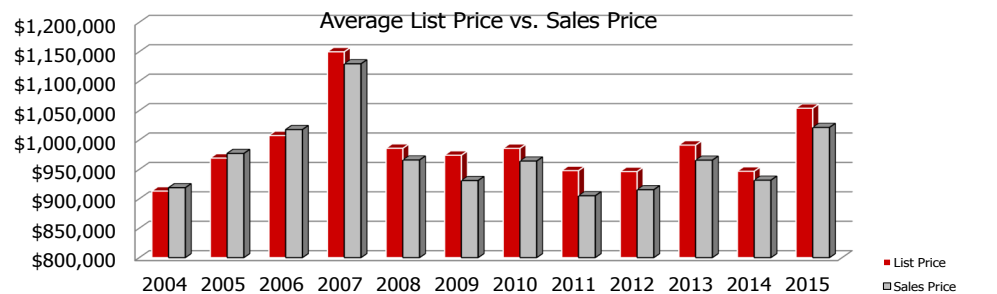
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	57	69	21.29%
Sales Price	\$835,838	\$743,708	-11.02%
Sales Price as a % of List Price	96.48%	97.50%	1.06%

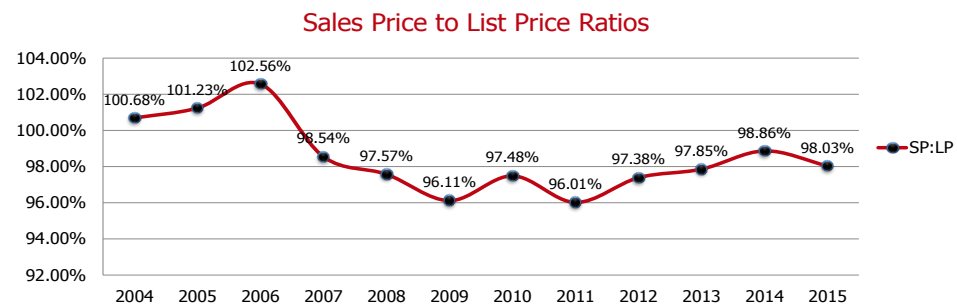


	2015	2016	% Change
# Units Sold	34	30	-11.76%
Active Listings	60	77	28.33%
Under Contracts	41	50	21.95%

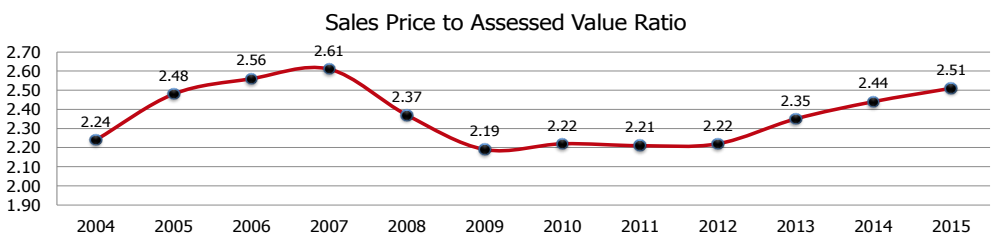
Summit Yearly Market Trends



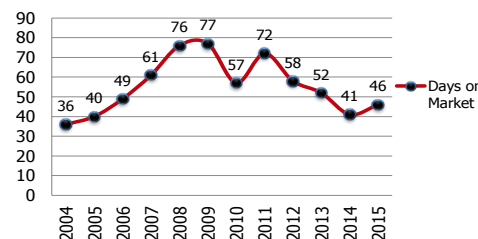
Summit Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
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
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



Average Days on Market



Number of Units Sold

