

Summit

August 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	50	\$249,900	\$249,900	\$235,000	94.04%		
2	3 Denman Place	Colonial	3	1.0	19	\$324,000	\$324,000	\$330,000	101.85%	\$165,200	2.00
3	18 Van Dyke Place	Colonial,	3	1.0	60	\$425,000	\$415,000	\$410,000	98.80%	\$185,300	2.21
4	14 Malvern Drive	Split Level	3	1.1	244	\$625,000	\$485,000	\$425,000	87.63%	\$253,900	1.67
5	1 Euclid Avenue Apt 2-E	HighRise	2	1.0	11	\$405,000	\$405,000	\$451,000	111.36%	\$195,100	2.31
6	12 Miele Place	Colonial	4	2.0	134	\$499,000	\$489,000	\$485,000	99.18%	\$194,400	2.49
7	20 Fairview Avenue	Colonial	3	1.1	20	\$619,000	\$619,000	\$605,000	97.74%	\$268,500	2.25
8	185 Colonial Road	Colonial	3	1.1	5	\$649,700	\$649,700	\$640,000	98.51%	\$233,900	2.74
9	21 Canoe Brook Parkway	Colonial	4	2.0	9	\$675,000	\$675,000	\$670,000	99.26%	\$252,600	2.65
10	90 New England Avenue #2	TwnIntUn	2	2.1	15	\$679,900	\$679,900	\$672,000	98.84%	\$249,500	2.69
11	97 Butler Parkway	Split Level	4	3.0	36	\$739,000	\$739,000	\$729,500	98.71%	\$270,300	2.70
12	35 Shadyside Avenue	Victorian	5	2.1	9	\$750,000	\$750,000	\$800,000	106.67%	\$296,600	2.70
13	10 Little Wolf Road	Ranch	3	2.1	74	\$885,000	\$885,000	\$850,000	96.05%	\$375,400	2.26
14	119 Pine Grove Avenue	Colonial	3	2.1	29	\$875,000	\$875,000	\$900,119	102.87%	\$425,900	2.11
15	16 Mountain Avenue	Victorian	5	2.1	12	\$830,000	\$830,000	\$901,000	108.55%	\$265,700	3.39
16	161 Woodland Avenue	Colonial	4	2.1	16	\$899,900	\$899,900	\$920,000	102.23%	\$333,200	2.76
17	172 Canoe Brook Parkway	Colonial	3	3.0	16	\$945,000	\$945,000	\$942,500	99.74%	\$336,300	2.80
18	36 Bedford Road	Colonial	4	2.1	7	\$915,000	\$915,000	\$945,000	103.28%	\$328,300	2.88
19	32 Laurel Avenue	Tudor	4	3.2	106	\$1,039,000	\$999,000	\$957,500	95.85%	\$405,000	2.36
20	28 Club Drive	CapeCod	4	2.0	70	\$1,135,000	\$1,050,000	\$999,999	95.24%	\$394,300	2.54
21	31 Colony Drive	Colonial	4	2.2	73	\$1,070,000	\$1,070,000	\$1,065,000	99.53%		
22	25 Tanglewood Drive	Split Level	5	3.1	33	\$1,095,000	\$1,095,000	\$1,095,000	100.00%	\$490,900	2.23
23	7 Club Drive	RanchExp	3	3.1	15	\$1,189,000	\$1,189,000	\$1,170,000	98.40%	\$431,800	2.71
24	41 Silver Lake Drive	Colonial	4	3.1	0	\$1,295,000	\$1,295,000	\$1,175,000	90.73%	\$685,800	1.71
25	66 Portland Road	Colonial	4	2.2	39	\$1,295,000	\$1,225,000	\$1,225,000	100.00%	\$551,300	2.22

© 2004-2016 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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

Summit

August 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	182 Oak Ridge Avenue	Colonial	4	3.0	1	\$1,270,000	\$1,270,000	\$1,270,000	100.00%	\$549,300	2.31
27	138 Mountain Avenue	Colonial	6	5.1	99	\$1,650,000	\$1,650,000	\$1,564,000	94.79%	\$584,400	2.68
28	310 Summit Avenue	Colonial	5	3.1	197	\$2,195,000	\$1,700,000	\$1,625,000	95.59%	\$830,800	1.96
29	166 Oak Ridge Avenue	Colonial	6	3.2	24	\$1,695,000	\$1,695,000	\$1,695,000	100.00%	\$875,000	1.94
30	227 Oak Ridge Avenue	RanchExp	5	3.0	7	\$1,749,000	\$1,749,000	\$1,749,000	100.00%	\$685,600	2.55
31	252 Summit Avenue	Tudor	5	3.0	78	\$1,965,000	\$1,895,000	\$1,800,000	94.99%	\$767,900	2.34
32	105 Whittredge Road	Colonial	4	4.1	102	\$2,350,000	\$2,350,000	\$2,225,000	94.68%	\$1,296,700	1.72
33	77 Hillcrest Avenue	Colonial	5	5.2	98	\$3,295,000	\$2,998,000	\$2,822,500	94.15%	\$1,359,300	2.08
AVERAGE					52	\$1,099,315	\$1,062,436	\$1,040,882	98.76%		2.39

"ACTIVE" LISTINGS IN SUMMIT

Number of Units: 56
Average List Price: \$1,571,834
Average Days on Market: 64

"UNDER CONTRACT" LISTINGS IN SUMMIT

Number of Units: 49
Average List Price: \$1,026,102
Average Days on Market: 58

© 2004-2016 Copyright Protected. All Rights Reserved

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	80	31	38	33	29	52					44
List Price	\$1,031,857	\$529,781	\$777,213	\$1,070,194	\$999,370	\$1,168,595	\$1,024,176	\$1,062,436					\$1,001,163
Sales Price	\$1,006,107	\$514,108	\$748,500	\$1,056,275	\$999,000	\$1,149,277	\$1,010,073	\$1,040,882					\$985,546
Sales Price as a % of List Price	98.27%	96.82%	97.88%	97.98%	99.71%	99.44%	98.93%	98.76%					98.79%
Sales Price to	2.53	2.47	2.19	2.49	2.47	2.61	2.51	2.39					2.48
# Units Sold	14	16	16	17	40	40	38	33					214
Active Listings	68	77	100	80	101	79	59	56					78
Under Contracts	32	50	66	92	79	72	54	49					62

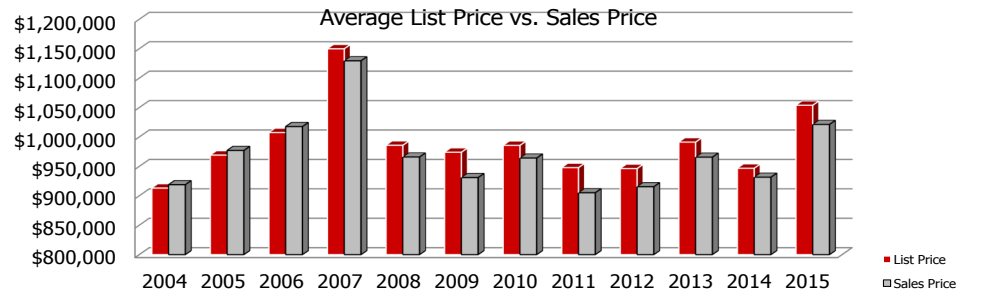
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	39	44	14.02%
Sales Price	\$980,656	\$985,546	0.50%
Assessed Value to Sales Price	2.50	2.48	-0.88%

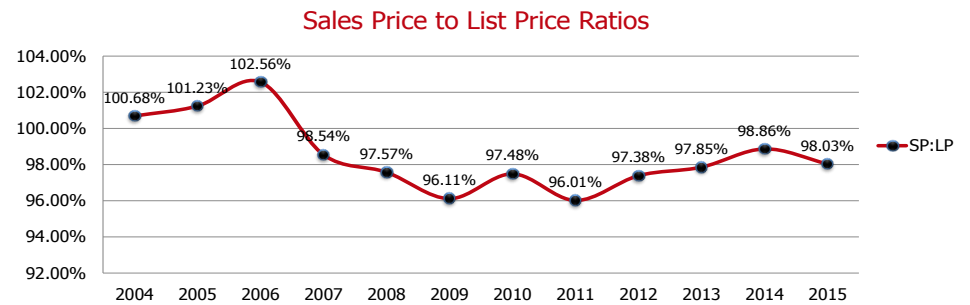


	2015	2016	% Change
# Units Sold	181	214	18.23%
Active Listings	77	56	-27.27%
Under Contracts	43	49	13.95%

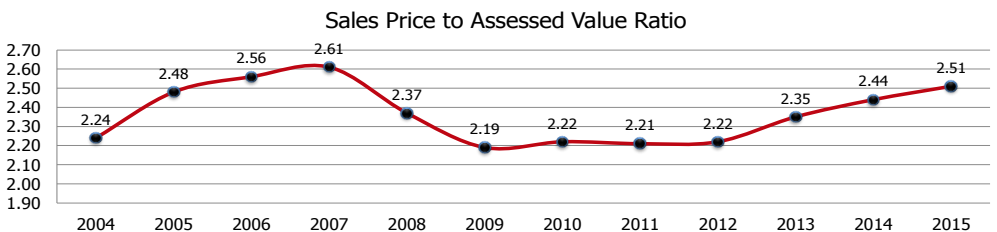
Summit Yearly Market Trends



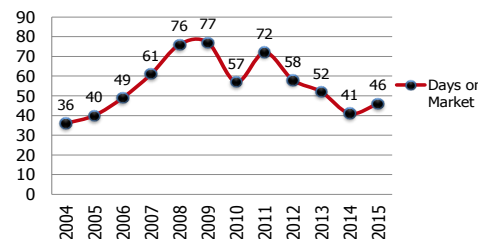
Summit Yearly Market Trends



	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

