

# Summit

## January 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	412 Morris Avenue Unit 23	OneFloor	2	1.0	11	\$350,000	\$350,000	\$350,000	100.00%	\$120,000	2.92
2	412 Morris Avenue Unit 8	OneFloor	2	2.0	46	\$359,000	\$359,000	\$365,000	101.67%	\$133,100	2.74
3	124 Morris Avenue	Colonial	3	1.1	61	\$410,000	\$410,000	\$390,000	95.12%	\$149,800	2.60
4	9 Gary Road	Split Level	3	1.1	10	\$429,000	\$429,000	\$400,000	93.24%	\$174,300	2.29
5	55 Canoe Brook Parkway	Bi-Level	3	2.1	111	\$685,000	\$665,000	\$632,500	95.11%	\$248,700	2.54
6	50 Ashland Road	Colonial	3	2.0	31	\$600,000	\$600,000	\$659,000	109.83%	\$302,000	2.18
7	225 Mountain Avenue	Colonial	3	2.1	65	\$775,000	\$775,000	\$725,000	93.55%	\$314,300	2.31
8	45 Dale Drive	Bi-Level	4	2.1	22	\$925,000	\$925,000	\$910,000	98.38%	\$353,400	2.57
9	7 Stiles Road	Colonial	4	3.0	50	\$939,000	\$939,000	\$939,000	100.00%	\$447,200	2.10
10	167 Canoe Brook Parkway	Colonial	4	3.1	104	\$1,245,000	\$1,175,000	\$1,110,000	94.47%	\$504,000	2.20
11	14 Euclid Avenue Unit 103	OneFloor,	2	2.1	26	\$1,225,000	\$1,225,000	\$1,275,000	104.08%	\$437,400	2.91
12	189 Summit Avenue	Colonial	6	4.1	10	\$1,499,000	\$1,499,000	\$1,500,000	100.07%	\$742,400	2.02
13	234 Summit Avenue	Colonial	5	3.1	39	\$1,695,000	\$1,695,000	\$1,630,000	96.17%	\$500,000	3.26
14	21 Prospect Hill Avenue	Tudor	6	4.1	129	\$3,400,000	\$3,400,000	\$3,200,000	94.12%	\$1,175,000	2.72
<b>AVERAGE</b>					51	\$1,038,286	\$1,031,857	\$1,006,107	98.27%		2.53

### ***"ACTIVE"*** LISTINGS IN SUMMIT

**Number of Units:** 68  
**Average List Price:** \$1,680,390  
**Average Days on Market:** 72

### ***"UNDER CONTRACT"*** LISTINGS IN SUMMIT

**Number of Units:** 32  
**Average List Price:** \$862,816  
**Average Days on Market:** 79

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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												51
List Price	\$1,031,857												\$1,031,857
Sales Price	\$1,006,107												\$1,006,107
Sales Price as a % of List Price	98.27%												98.27%
Sales Price to	2.53												2.53
# Units Sold	14												14
Active Listings	68												68
Under Contracts	32												32

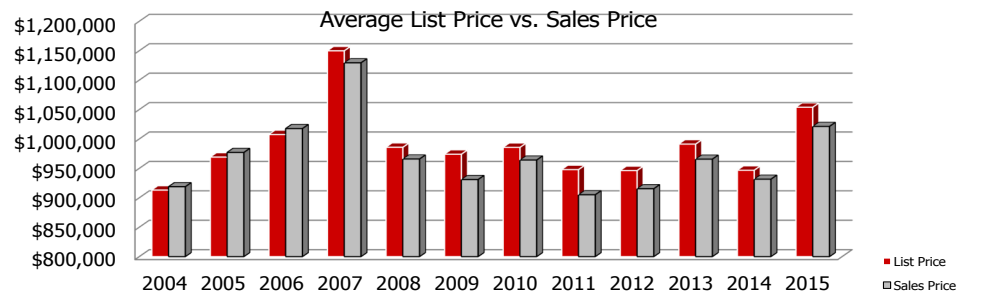
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	59	51	-13.80%
Sales Price	\$875,094	\$1,006,107	14.97%
Sales Price as a % of List Price	97.33%	98.27%	0.97%

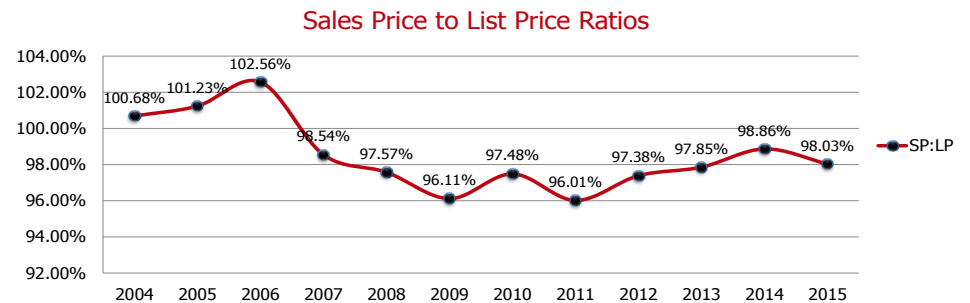


	2015	2016	% Change
# Units Sold	16	14	-12.50%
Active Listings	58	68	17.24%
Under Contracts	30	32	6.67%

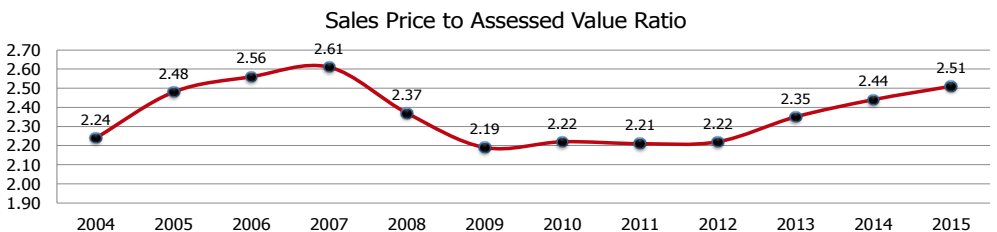
## Summit Yearly Market Trends



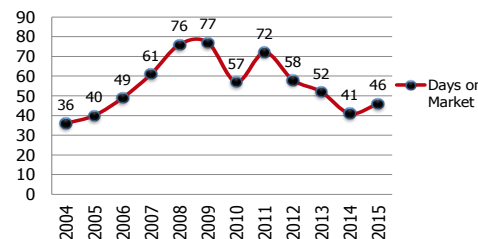
## Summit Yearly Market Trends



	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

