

Summit

July 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	412 Morris Avenue Unit 15	OneFloor	2	1.0	91	\$350,000	\$350,000	\$339,888	97.11%	\$120,000	2.83
2	20 Edison Drive	CapeCod	4	2.0	18	\$359,900	\$359,900	\$353,000	98.08%	\$208,400	1.69
3	68-86 New England Ave U39	OneFloor	2	2.0	6	\$369,000	\$369,000	\$369,000	100.00%	\$146,100	2.53
4	6 Greenfield Avenue	Cottage	3	2.0	8	\$399,000	\$399,000	\$405,000	101.50%	\$154,400	2.62
5	44 Glenside Avenue	CapeCod	3	2.0	9	\$399,000	\$399,000	\$405,000	101.50%	\$189,900	2.13
6	208 Mountain Avenue	Ranch	2	2.1	38	\$525,000	\$525,000	\$495,000	94.29%	\$246,900	2.00
7	1 Euclid Avenue Apt 3-D	OneFloor	1	1.0	12	\$495,000	\$495,000	\$495,000	100.00%	\$197,700	2.50
8	8 Ridgedale Avenue	RanchExp	3	2.0	9	\$565,000	\$565,000	\$555,000	98.23%	\$196,600	2.82
9	7 Harvard Street	Ranch	3	3.0	180	\$639,000	\$599,900	\$585,000	97.52%	\$287,200	2.04
10	7 Stony Hill Court	Ranch	3	1.1	12	\$599,000	\$599,000	\$600,000	100.17%	\$247,800	2.42
11	46 Hartley Road	Split Level	3	1.1	25	\$639,000	\$639,000	\$615,000	96.24%	\$213,400	2.88
12	39 Briant Parkway	CapeCod	3	3.0	8	\$619,000	\$619,000	\$625,000	100.97%	\$200,800	3.11
13	79 Mountain Avenue	Colonial	3	1.1	29	\$625,000	\$625,000	\$638,000	102.08%	\$271,200	2.35
14	28 Clark Street	Colonial	3	2.1	10	\$599,000	\$599,000	\$640,000	106.84%	\$173,700	
15	1 Euclid Avenue Apt 6-F	HighRise	2	2.0	7	\$639,000	\$639,000	\$660,000	103.29%	\$225,000	2.93
16	33 Stockton Road	Split Level	4	2.1	32	\$695,000	\$695,000	\$690,000	99.28%	\$295,200	2.34
17	28 Morris Avenue Apt O7	TwnEndUn	2	3.1	0	\$737,000	\$737,000	\$737,000	100.00%	\$248,000	2.97
18	22 Wade Drive	Split Level	5	3.0	62	\$799,000	\$799,000	\$780,000	97.62%	\$316,400	2.47
19	10 Princeton Street	Colonial	4	2.1	12	\$829,000	\$829,000	\$815,000	98.31%	\$313,600	2.60
20	44 Dale Drive	Ranch	3	2.1	18	\$900,000	\$900,000	\$860,000	95.56%	\$427,000	2.01
21	33 Eggers Court	TwnEndUn	3	3.1	10	\$869,900	\$869,900	\$870,000	100.01%	\$290,500	2.99
22	204 Woodland Avenue	Bi-Level	4	3.0	21	\$880,000	\$880,000	\$870,000	98.86%	\$343,700	2.53
23	145 Ashland Road	Colonial	4	2.1	67	\$995,000	\$945,000	\$905,000	95.77%	\$343,000	2.64
24	29 Sunset Drive	Colonial	4	2.1	30	\$1,175,000	\$1,100,000	\$1,050,000	95.45%	\$474,800	2.21
25	28 Montrose Avenue	Colonial	5	3.1	11	\$1,195,000	\$1,195,000	\$1,175,000	98.33%	\$428,300	2.74

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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.

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26	23 Templar Way	Ranch	4	4.1	63	\$1,275,000	\$1,195,000	\$1,200,000	100.42%	\$524,700	2.29
27	76 Elm Street	Victorian	5	3.1	9	\$1,295,000	\$1,295,000	\$1,300,000	100.39%	\$340,500	3.82
28	24 De Bary Place	Colonial	4	3.1	1	\$1,289,000	\$1,289,000	\$1,330,000	103.18%	\$490,700	2.71
29	46 Blackburn Place	Colonial	4	2.2	15	\$1,450,000	\$1,450,000	\$1,375,000	94.83%	\$538,400	2.55
30	37 Greenbriar Drive	Colonial	4	2.2	50	\$1,485,000	\$1,485,000	\$1,400,000	94.28%	\$773,100	1.81
31	88 Portland Road	Colonial	5	3.1	17	\$1,590,000	\$1,590,000	\$1,555,000	97.80%	\$711,800	2.18
32	139 Rotary Drive	Colonial	4	2.2	36	\$1,649,000	\$1,599,000	\$1,555,000	97.25%	\$634,400	2.45
33	42 Blackburn Place	Colonial	4	3.1	7	\$1,595,000	\$1,595,000	\$1,612,500	101.10%	\$610,800	2.64
34	41 Little Wolf Road	Colonial	5	3.2	0	\$1,625,000	\$1,625,000	\$1,643,400	101.13%	\$688,500	2.39
35	18 Hawthorne Place	Colonial	5	3.2	63	\$1,895,000	\$1,775,000	\$1,729,000	97.41%	\$693,000	2.49
36	215 Oak Ridge Avenue	Colonial	6	3.2	21	\$1,849,000	\$1,849,000	\$1,800,000	97.35%	\$753,000	2.39
37	257 Oak Ridge Avenue	Colonial	5	4.2	5	\$2,450,000	\$2,450,000	\$2,451,000	100.04%	\$955,600	2.56
38	100 Woodland Avenue	Colonial	6	5.3	88	\$2,990,000	\$2,990,000	\$2,900,000	96.99%	\$1,304,500	2.22
AVERAGE					29	\$1,035,074	\$1,024,176	\$1,010,073	98.93%		2.51

"ACTIVE" LISTINGS IN SUMMIT

Number of Units: 59
Average List Price: \$1,550,747
Average Days on Market: 64

"UNDER CONTRACT" LISTINGS IN SUMMIT

Number of Units: 54
Average List Price: \$1,030,967
Average Days on Market: 57

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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						43
List Price	\$1,031,857	\$529,781	\$777,213	\$1,070,194	\$999,370	\$1,168,595	\$1,024,176						\$989,992
Sales Price	\$1,006,107	\$514,108	\$748,500	\$1,056,275	\$999,000	\$1,149,277	\$1,010,073						\$975,457
Sales Price as a % of List Price	98.27%	96.82%	97.88%	97.98%	99.71%	99.44%	98.93%						98.80%
Sales Price to Assessed Value	2.53	2.47	2.19	2.49	2.47	2.61	2.51						2.50
# Units Sold	14	16	16	17	40	40	38						181
Active Listings	68	77	100	80	101	79	59						81
Under Contracts	32	50	66	92	79	72	54						64

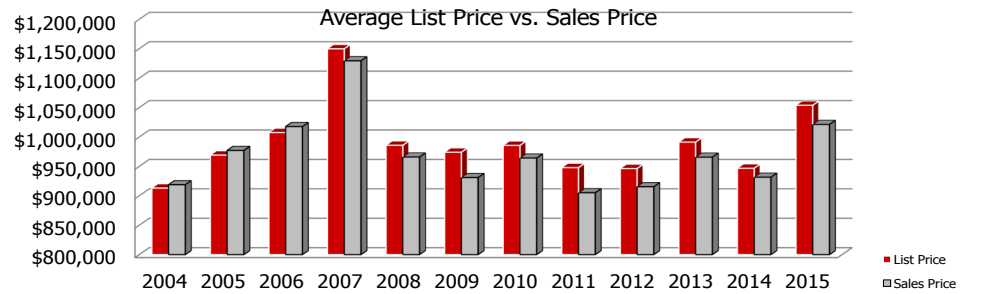
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	40	43	7.20%
Sales Price	\$961,146	\$975,457	1.49%
Assessed Value to Sales Price	2.50	2.50	-0.08%

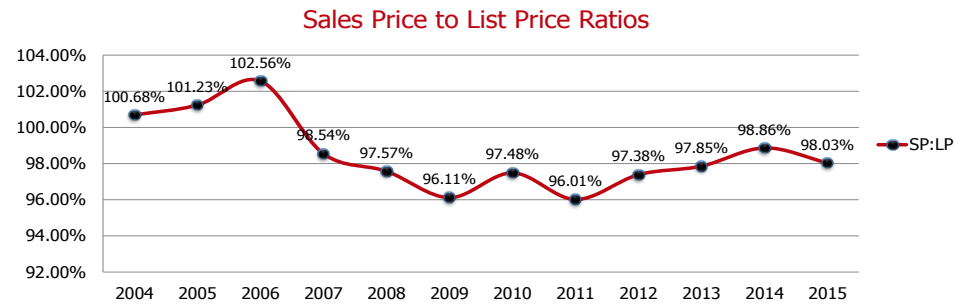


	2015	2016	% Change
# Units Sold	149	181	21.48%
Active Listings	96	59	-38.54%
Under Contracts	63	54	-14.29%

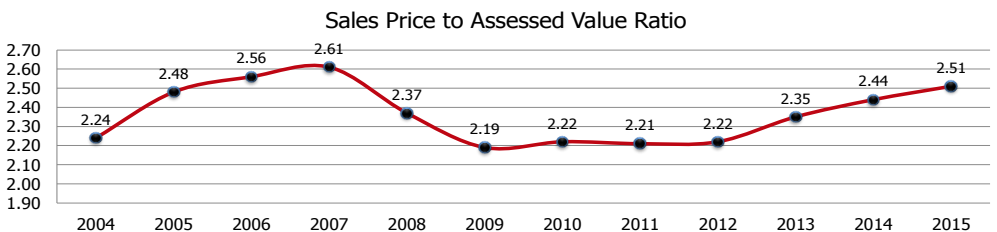
Summit Yearly Market Trends



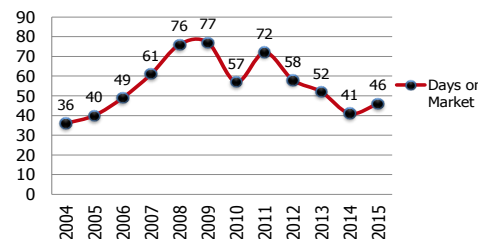
Summit Yearly Market Trends



	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

