

Summit

March 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	133 Summit Avenue	OneFloor	1	1.0	13	\$219,500	\$219,500	\$225,000	102.51%		
2	42 Elm Street 38 B	TwndEndUn	1	1.0	158	\$320,000	\$295,000	\$285,000	96.61%	\$149,800	1.90
3	51 Clark Street	CapeCod	3	1.0	31	\$325,000	\$325,000	\$325,500	100.15%	\$142,700	2.28
4	22 Shunpike Road	CapeCod	2	1.0	20	\$369,000	\$369,000	\$376,000	101.90%	\$237,500	1.58
5	73 Broad Street	Colonial	3	2.1	115	\$460,000	\$445,000	\$399,000	89.66%	\$165,100	2.42
6	103 Ashwood Avenue	Ranch	3	2.0	76	\$499,000	\$459,000	\$420,000	91.50%	\$201,000	2.09
7	14 Miele Place	CapeCod	2	1.0	24	\$399,000	\$399,000	\$435,000	109.02%	\$174,300	2.50
8	5 Morris Court	Colonial	3	2.0	76	\$499,000	\$475,000	\$476,000	100.21%	\$163,000	2.92
9	41 Parkview Terrace	Colonial	3	1.1	7	\$839,000	\$839,000	\$854,000	101.79%	\$380,000	2.25
10	11 Rotary Drive	Split Level	5	3.2	46	\$949,900	\$949,900	\$875,000	92.11%	\$528,000	1.66
11	32 Ramsey Drive	Colonial	4	2.1	92	\$985,000	\$935,000	\$915,000	97.86%	\$457,100	2.00
12	24 Joanna Way	Split Level	5	3.1	113	\$949,000	\$899,000	\$919,000	102.22%	\$504,000	1.82
13	171 Canoe Brook Pkwy	Colonial	4	2.1	84	\$1,095,000	\$1,079,000	\$1,059,000	98.15%	\$373,400	2.84
14	210 Blackburn Road	Custom	5	4.0	124	\$1,200,000	\$1,099,000	\$1,062,500	96.68%	\$483,800	2.20
15	46 Montrose Avenue	Colonial	4	3.1	41	\$1,249,000	\$1,249,000	\$1,200,000	96.08%		
16	275 Ashland Road	Custom	7	7.1	262	\$2,550,000	\$2,399,000	\$2,150,000	89.62%		
AVERAGE					80	\$806,713	\$777,213	\$748,500	97.88%		2.19

"ACTIVE" LISTINGS IN SUMMIT

Number of Units: 100
Average List Price: \$1,587,205
Average Days on Market: 40

"UNDER CONTRACT" LISTINGS IN SUMMIT

Number of Units: 66
Average List Price: \$1,103,164
Average Days on Market: 35

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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	80										73
List Price	\$1,031,857	\$529,781	\$777,213										\$768,650
Sales Price	\$1,006,107	\$514,108	\$748,500										\$745,375
Sales Price as a % of List Price	98.27%	96.82%	97.88%										97.63%
Sales Price to Assessed Value	2.53	2.47	2.19										2.40
# Units Sold	14	16	16										46
Active Listings	68	77	100										82
Under Contracts	32	50	66										49

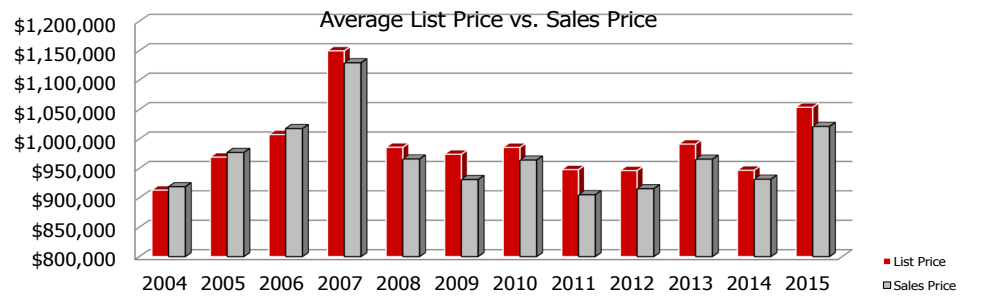
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	49	73	47.20%
Sales Price	\$920,673	\$745,375	-19.04%
Assessed Value to Sales Price	2.32	2.40	3.38%

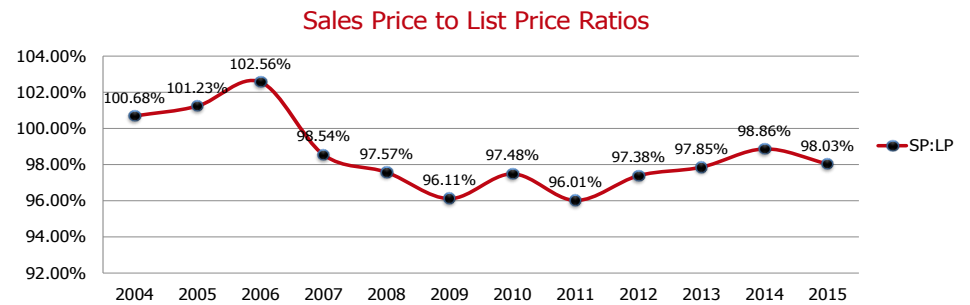


	2015	2016	% Change
# Units Sold	49	46	-6.12%
Active Listings	75	100	33.33%
Under Contracts	51	66	29.41%

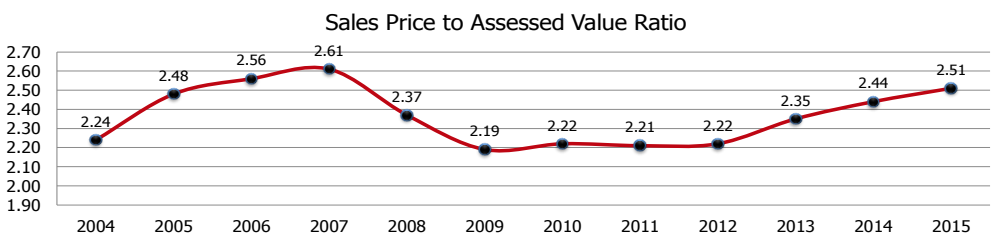
Summit Yearly Market Trends



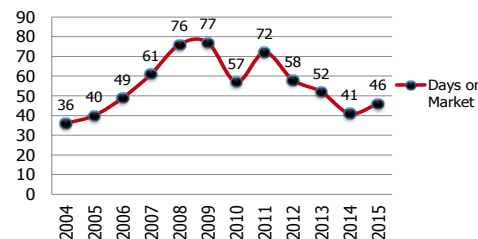
Summit Yearly Market Trends



	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

