

Summit

May 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	390 Morris Avenue Unit 19	TwnIntUn	2	1.0	18	\$269,900	\$269,900	\$263,000	97.44%	\$91,200	2.88
2	800 Springfield Ave Unit 21	TwnIntUn	1	1.0	34	\$295,000	\$295,000	\$281,000	95.25%	\$106,800	2.63
3	34 Broad Street	HalfDupl	2	1.0	63	\$305,000	\$298,000	\$289,000	96.98%	\$120,500	2.40
4	417 Morris Avenue Unit 46	TwnIntUn	2	1.0	23	\$355,000	\$355,000	\$341,000	96.06%	\$109,600	3.11
5	768 Springfield Avenue B7	TwnIntUn	2	2.1	11	\$369,000	\$372,000	\$375,000	100.81%	\$143,500	2.61
6	8 Glen Avenue	Colonial	3	1.1	35	\$450,000	\$450,000	\$437,000	97.11%	\$284,800	1.53
7	55 Ashwood Avenue	Colonial	3	2.0	50	\$450,000	\$450,000	\$450,000	100.00%	\$189,800	2.37
8	21 Huntley Road	Ranch	3	2.0	8	\$450,000	\$450,000	\$450,000	100.00%	\$165,200	2.72
9	11 Euclid Avenue Unit 4C	HighRise	2	2.0	1	\$479,900	\$479,900	\$479,000	99.81%	\$207,500	2.31
10	9 Hughes Place	Colonial	3	1.1	9	\$489,000	\$489,000	\$542,000	110.84%	\$163,400	3.32
11	38 Lewis Avenue	Colonial	3	2.0	10	\$549,000	\$549,000	\$549,000	100.00%	\$176,000	3.12
12	31 Stockton Road	SplitLev	3	1.1	15	\$565,000	\$565,000	\$553,000	97.88%	\$261,000	2.12
13	50 Parmley Place Unit 105	FirstFlr	1	1.1	6	\$699,000	\$699,000	\$699,000	100.00%	\$257,700	2.71
14	22 De Bary Place	Colonial	3	1.1	8	\$689,000	\$689,000	\$705,000	102.32%	\$291,400	2.42
15	3 Midland Terrace	Colonial	3	1.1	17	\$745,000	\$745,000	\$734,000	98.52%	\$381,100	1.93
16	10 Euclid Avenue Unit 502	OneFloor	3	2.0	217	\$859,000	\$799,000	\$775,000	97.00%		
17	24 Beekman Terrace	Colonial	3	2.1	34	\$895,000	\$895,000	\$885,000	98.88%	\$305,000	2.90
18	8 Rotary Drive	Colonial	5	4.1	119	\$999,999	\$999,999	\$900,000	90.00%	\$550,000	1.64
19	25 Greenfield Avenue	Colonial	4	3.1	13	\$949,000	\$949,000	\$943,000	99.37%	\$345,600	2.73
20	165 Woodland Avenue	Colonial	4	2.1	21	\$950,000	\$950,000	\$957,000	100.74%	\$443,700	2.16
21	58 Rotary Drive	SplitLev	5	3.1	21	\$999,999	\$999,999	\$999,000	99.90%	\$421,200	2.37
22	40 Canoe Brook Parkway	Colonial	4	2.2	7	\$1,049,000	\$1,049,000	\$1,078,000	102.76%	\$437,700	2.46
23	115 Tulip Street	Colonial	4	2.1	59	\$1,185,000	\$1,125,000	\$1,090,000	96.89%	\$387,800	2.81
24	56 Canoe Brook Parkway	Custom	5	3.0	84	\$1,250,000	\$1,115,000	\$1,115,000	100.00%	\$386,300	2.89
25	17 Glen Oaks Avenue	Colonial	5	4.0	244	\$1,350,000	\$1,190,000	\$1,125,000	94.54%	\$482,700	2.33

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26	34 Drum Hill Drive	SplitLev	4	3.1	13	\$1,135,000	\$1,135,000	\$1,145,000	100.88%	\$447,900	2.56
27	34 Prospect Street	Colonial	4	3.2	41	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$396,000	2.90
28	36 Plymouth Road	Colonial	4	3.1	25	\$1,199,000	\$1,199,000	\$1,165,000	97.16%	\$514,700	2.26
29	132 Hillcrest Avenue	Colonial	4	2.2	1	\$1,200,000	\$1,200,000	\$1,280,000	106.67%	\$620,200	2.06
30	24 Hobart Avenue	Victrian	5	3.1	15	\$1,269,000	\$1,269,000	\$1,325,000	104.41%	\$587,200	2.26
31	14 Garden Road	Colonial	5	3.1	55	\$1,350,000	\$1,350,000	\$1,350,000	100.00%		
32	71 Valley View Avenue	Colonial	5	3.0	12	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	\$562,600	2.40
33	23 Edgemont Avenue	Colonial	5	4.2	55	\$1,399,000	\$1,399,000	\$1,409,000	100.71%	\$512,100	2.75
34	45 Linden Place	Colonial	4	3.2	17	\$1,395,000	\$1,395,000	\$1,500,000	107.53%	\$555,000	2.70
35	61 Templar Way	Colonial	4	4.1	21	\$1,625,000	\$1,625,000	\$1,530,000	94.15%	\$700,000	2.19
36	49 Oak Ridge Avenue	Colonial	6	3.1	39	\$1,685,000	\$1,595,000	\$1,595,000	100.00%	\$703,800	2.27
37	130 Mountain Avenue	Colonial	5	3.1	10	\$1,595,000	\$1,595,000	\$1,597,000	100.13%	\$613,200	2.60
38	51 Valley View Avenue	Colonial	5	3.1	35	\$2,095,000	\$2,095,000	\$2,095,000	100.00%	\$902,700	2.32
39	25 Little Wolf Road	Colonial	5	5.1	9	\$1,995,000	\$1,995,000	\$2,105,000	105.51%	\$956,100	2.20
40	30 Beekman Terrace	Colonial	5	3.1	42	\$2,395,000	\$2,395,000	\$2,350,000	98.12%	\$1,136,500	2.07
AVERAGE					38	\$1,012,095	\$999,370	\$999,000	99.71%		2.47

“ACTIVE” LISTINGS IN SUMMIT

Number of Units: 101
Average List Price: \$1,519,844
Average Days on Market: 58

“UNDER CONTRACT” LISTINGS IN SUMMIT

Number of Units: 79
Average List Price: \$1,124,176
Average Days on Market: 36

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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								52
List Price	\$1,031,857	\$529,781	\$777,213	\$1,070,194	\$999,370								\$908,019
Sales Price	\$1,006,107	\$514,108	\$748,500	\$1,056,275	\$999,000								\$895,184
Sales Price as a % of List Price	98.27%	96.82%	97.88%	97.98%	99.71%								98.50%
Sales Price to Assessed Value	2.53	2.47	2.19	2.49	2.47								2.44
# Units Sold	14	16	16	17	40								103
Active Listings	68	77	100	80	101								85
Under Contracts	32	50	66	92	79								64

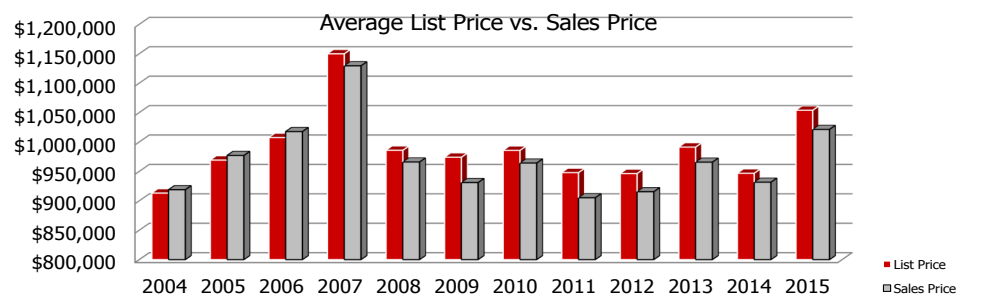
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	43	52	22.60%
Sales Price	\$928,719	\$895,184	-3.61%
Assessed Value to Sales Price	2.47	2.44	-1.19%

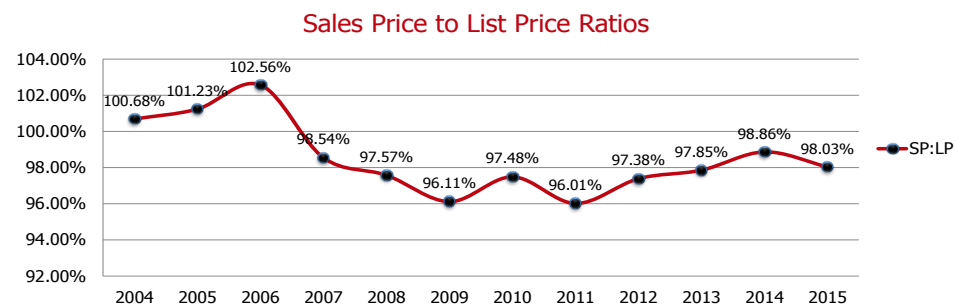


	2015	2016	% Change
# Units Sold	87	103	18.39%
Active Listings	109	101	-7.34%
Under Contracts	60	79	31.67%

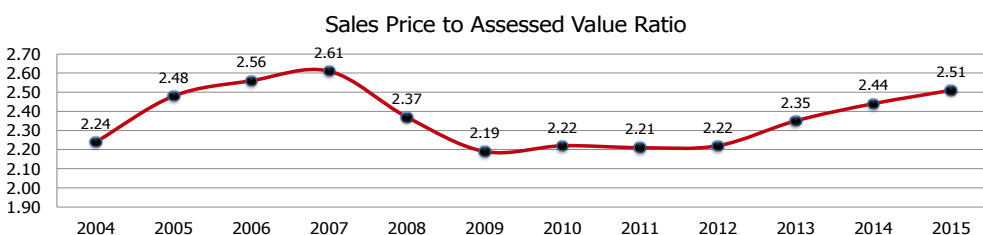
Summit Yearly Market Trends



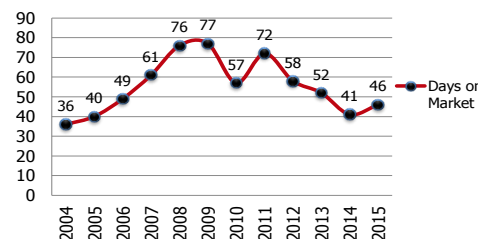
Summit Yearly Market Trends



	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

