

# Summit

## September 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 Apt 45	OneFloor	2	1.0	20	\$254,000	\$254,000	\$245,000	96.46%		
2	6 Lowell Avenue	CapeCod	2	1.0	96	\$219,999	\$219,999	\$299,000	135.91%	\$218,500	1.37
3	18 Passaic Avenue	CapeCod	3	2.0	77	\$399,000	\$385,000	\$379,000	98.44%	\$187,900	2.02
4	133 Summit Avenue	FirstFlr	2	1.0	13	\$435,000	\$435,000	\$425,000	97.70%		
5	10 Morris Avenue	CapeCod	4	2.0	54	\$474,900	\$449,900	\$425,000	94.47%	\$142,000	2.99
6	27 Huntley Road	Ranch	2	1.1	153	\$469,000	\$452,000	\$435,000	96.24%	\$164,100	2.65
7	28 Van Dyke Place	Colonial	3	1.0	11	\$435,000	\$435,000	\$435,000	100.00%	\$183,100	2.38
8	64 Passaic Avenue	Ranch	2	1.0	11	\$449,000	\$449,000	\$449,000	100.00%	\$171,200	2.62
9	28 Morris Avenue Apt A2	TwnEndUn	2	2.1	77	\$595,000	\$575,000	\$546,000	94.96%	\$205,900	2.65
10	28 Morris Avenue Apt S8	TwnIntUn	2	2.1	77	\$605,000	\$605,000	\$595,000	98.35%	\$209,400	2.84
11	12 Dorset Lane	Ranch	2	2.0	8	\$650,000	\$650,000	\$675,000	103.85%	\$264,200	2.55
12	41 Butler Parkway	Split Level	4	2.0	9	\$675,000	\$675,000	\$685,000	101.48%	\$261,500	2.62
13	41 Wallace Road	Ranch	3	1.2	89	\$679,600	\$679,600	\$694,600	102.21%	\$275,500	2.52
14	206 Blackburn Road	RanchExp	4	3.1	14	\$749,900	\$749,900	\$750,000	100.01%	\$331,300	2.26
15	132 Kent Place Boulevard	Colonial	3	1.1	19	\$735,000	\$735,000	\$755,000	102.72%	\$278,600	2.71
16	8 Stiles Road	Split Level	4	2.1	14	\$775,000	\$775,000	\$775,000	100.00%	\$288,200	2.69
17	7 Fairview Avenue	Colonial	4	1.1	60	\$899,000	\$875,000	\$825,378	94.33%	\$282,900	2.92
18	70 Tanglewood Drive	RanchExp	6	4.1	28	\$999,000	\$999,000	\$953,000	95.40%	\$575,800	1.66
19	26 Ruthven Place	Colonial	5	4.0	43	\$1,195,000	\$1,175,000	\$1,100,000	93.62%	\$285,600	3.85
20	65 Beekman Road	Colonial	4	3.1	30	\$1,195,000	\$1,195,000	\$1,165,000	97.49%	\$508,200	2.29

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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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21	126 West End Avenue	Colonial	4	3.1	91	\$1,308,000	\$1,275,000	\$1,230,000	96.47%	\$675,400	1.82
22	82 Rotary Drive	RanchExp	5	3.0	35	\$1,445,000	\$1,445,000	\$1,450,000	100.35%	\$623,100	2.33
23	96 Canoe Brook Parkway	Colonial	5	4.1	0	\$1,450,000	\$1,450,000	\$1,450,000	100.00%		
24	21 Blackburn Road	Colonial	6	3.1	85	\$1,625,000	\$1,530,000	\$1,485,000	97.06%	\$557,200	2.67
25	12 Sherman Avenue	Colonial	4	2.2	10	\$1,495,000	\$1,495,000	\$1,505,000	100.67%	\$470,900	3.20
26	290 Oak Ridge Avenue	Custom	5	5.2	122	\$1,995,000	\$1,795,000	\$1,615,000	89.97%	\$852,200	1.90
27	76 Colt Road	Colonial	5	4.1	15	\$1,699,000	\$1,699,000	\$1,650,000	97.12%	\$536,900	3.07
28	38 Colt Road	Colonial	4	4.1	59	\$1,795,000	\$1,795,000	\$1,735,000	96.66%	\$749,800	2.31
29	16 Llewellyn Road	Colonial	5	4.2	156	\$2,295,000	\$2,095,000	\$1,960,000	93.56%	\$799,900	2.45
<b>AVERAGE</b>					<b>51</b>	<b>\$965,359</b>	<b>\$943,014</b>	<b>\$920,379</b>	<b>99.15%</b>		<b>2.51</b>

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

**Number of Units:** 83  
**Average List Price:** \$1,414,671  
**Average Days on Market:** 49

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

**Number of Units:** 37  
**Average List Price:** \$926,881  
**Average Days on Market:** 41

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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	52	51				45
List Price	\$1,031,857	\$529,781	\$777,213	\$1,070,194	\$999,370	\$1,168,595	\$1,024,176	\$1,062,436	\$943,014				\$994,223
Sales Price	\$1,006,107	\$514,108	\$748,500	\$1,056,275	\$999,000	\$1,149,277	\$1,010,073	\$1,040,882	\$920,379				\$977,769
Sales Price as a % of List Price	98.27%	96.82%	97.88%	97.98%	99.71%	99.44%	98.93%	98.76%	99.15%				98.83%
Sales Price to Assessed Value	2.53	2.47	2.19	2.49	2.47	2.61	2.51	2.39	2.51				2.48
# Units Sold	14	16	16	17	40	40	38	33	29				243
Active Listings	68	77	100	80	101	79	59	56	83				78
Under Contracts	32	50	66	92	79	72	54	49	37				59

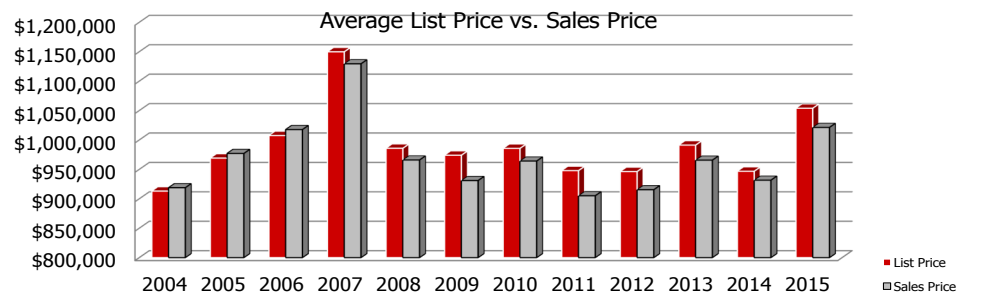
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	39	45	17.18%
Sales Price	\$975,202	\$977,769	0.26%
Assessed Value to Sales Price	2.50	2.48	-0.67%

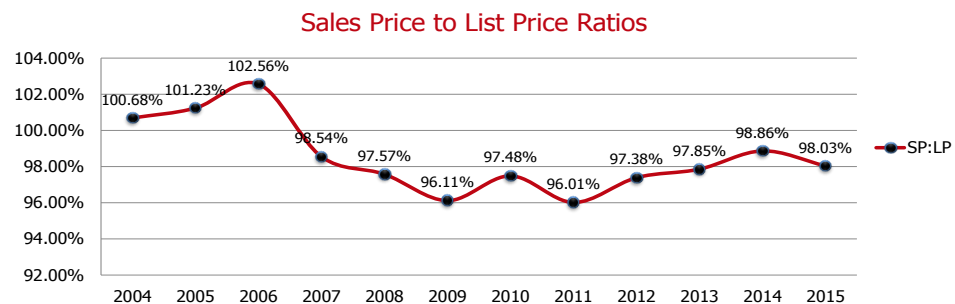


	2015	2016	% Change
# Units Sold	211	243	15.17%
Active Listings	97	83	-14.43%
Under Contracts	39	37	-5.13%

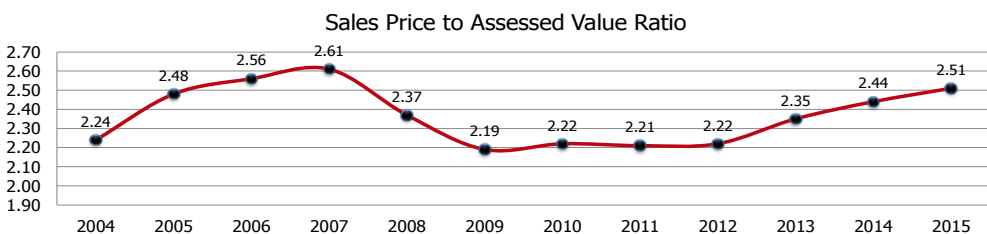
## Summit Yearly Market Trends



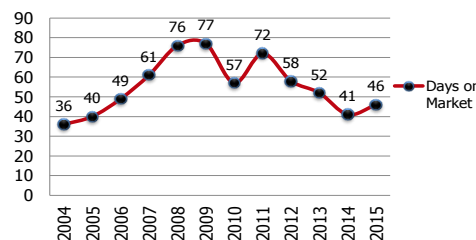
## Summit Yearly Market Trends



	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

