

Summit

October 2017 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 #15	OneFloor	2	1.0	21	\$325,000	\$325,000	\$282,000	86.77%		
2	66 New England Ave Unit 19	TwnIntUn	2	2.0	14	\$399,000	\$399,000	\$405,500	101.63%	\$165,400	2.45
3	50 Huntley Road	Ranch	3	2.0	20	\$414,900	\$414,900	\$409,000	98.58%	\$181,800	2.25
4	13 Lewis Avenue	Colonial	3	2.1	69	\$635,000	\$624,900	\$610,000	97.62%	\$183,300	3.33
5	288 Ashland Road	Colonial	5	3.1	52	\$700,000	\$700,000	\$610,000	87.14%	\$423,800	1.44
6	44 Stanley Avenue	Colonial	4	2.1	94	\$650,000	\$699,000	\$670,000	95.85%	\$224,400	2.99
7	68 Dale Drive	Ranch	3	2.1	39	\$879,000	\$879,000	\$780,000	88.74%	\$482,700	1.62
8	50 New England Ave Unit 1H	TwnIntUn	2	2.1	23	\$899,000	\$899,000	\$860,000	95.66%	\$417,300	2.06
9	8 Princeton Street	Colonial	4	2.1	50	\$1,045,000	\$1,045,000	\$999,000	95.60%	\$419,900	2.38
10	51 Pine Grove Avenue	Colonial	4	3.1	20	\$1,050,000	\$1,050,000	\$1,070,700	101.97%	\$565,500	1.89
11	10 Iris Road	Colonial	4	2.1	3	\$1,079,000	\$1,079,000	\$1,074,000	99.54%		
12	8 Iris Road	Colonial	4	3.1	3	\$1,120,000	\$1,120,000	\$1,140,000	101.79%		
13	45 Templar Way	Colonial	5	3.2	120	\$1,495,000	\$1,495,000	\$1,350,000	90.30%	\$766,500	1.76
14	190 Mountain Avenue	Colonial	5	5.1	119	\$1,775,000	\$1,595,000	\$1,525,000	95.61%	\$642,700	2.37
15	15 Manor Hill Road	Colonial	5	3.1	7	\$1,750,000	\$1,750,000	\$1,815,000	103.71%	\$738,300	2.46
AVERAGE					44	\$947,727	\$938,320	\$906,680	96.03%		2.25

"ACTIVE" Listings in Summit

Number of Units: 79
Average List Price: \$1,525,062
Average Days on Market: 63

"UNDER CONTRACT" Listings in Summit

Number of Units: 43
Average List Price: \$1,342,702
Average Days on Market: 69

Summit 2017 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	66	52	53	37	25	36	36	48	42	44			42
List Price	\$854,292	\$921,900	\$1,224,310	\$1,170,735	\$1,063,203	\$1,093,931	\$1,134,607	\$1,002,877	\$882,300	\$938,320			\$1,055,680
Sales Price	\$794,538	\$895,536	\$1,195,327	\$1,133,804	\$1,054,831	\$1,080,032	\$1,123,071	\$993,571	\$862,365	\$906,680			\$1,034,936
Sales Price as a % of List Price	96.94%	97.39%	97.74%	98.84%	99.96%	99.78%	98.91%	99.61%	97.74%	96.03%			98.70%
Sales Price to Assessed Value	2.39	2.27	2.50	2.30	2.78	2.68	2.65	2.54	2.62	2.25			2.56
# Units Sold	13	11	29	23	29	45	28	35	23	15			251
Active Listings	47	77	86	108	102	92	77	74	90	79			83
Under Contracts	36	49	62	70	76	61	45	29	28	43			50

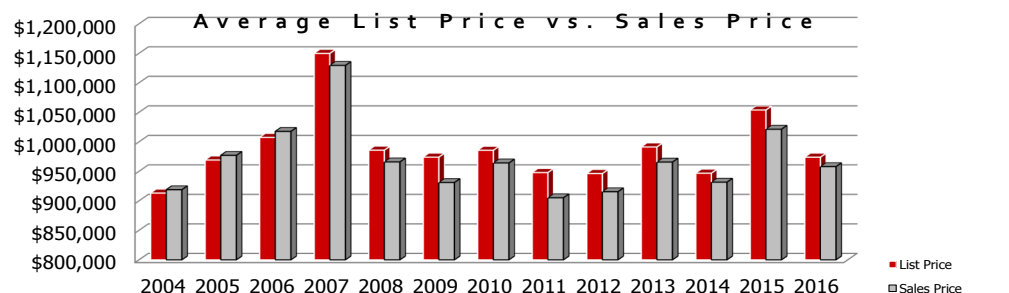
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	45	42	-7.66%
Sales Price	\$982,673	\$1,034,936	5.32%
Sales Price to Assessed Value	2.51	2.56	1.95%

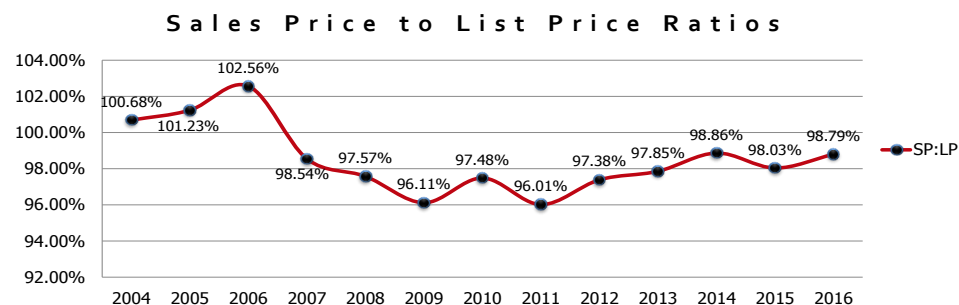


YTD	2016	2017	% Change
# Units Sold	266	251	-5.64%
Active Listings	77	79	2.60%
Under Contracts	41	43	4.88%

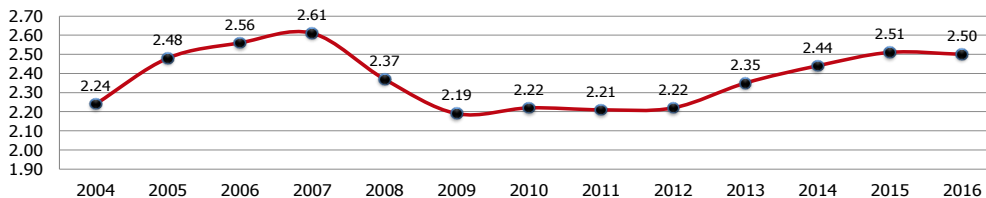
Summit Yearly Market Trends



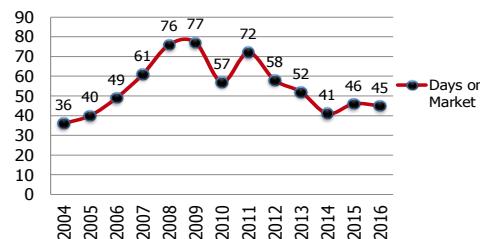
Summit Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

