

Summit

April 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 Ave U34	OneFloor	2	1.0	50	\$265,000	\$255,000	\$252,500	99.02%		
2	103 Park Avenue U B5	TwnIntUn	3	2.1	18	\$424,000	\$424,000	\$415,000	97.88%	\$160,300	2.59
3	100 Park Avenue	Colonial	3	2.0	16	\$448,000	\$448,000	\$440,000	98.21%	\$164,700	2.67
4	36 Woodfern Road	Ranch	3	2.1	6	\$369,000	\$369,000	\$480,000	130.08%	\$286,100	1.68
5	55 Baltusrol Road	CapeCod	3	2.0	47	\$475,000	\$475,000	\$483,000	101.68%	\$167,200	2.89
6	52 Springfield Ave Unit D	TwnEndUn	3	2.1	70	\$575,000	\$575,000	\$525,000	91.30%	\$265,900	1.97
7	41 Canoe Brook Parkway	Split Level	4	2.1	23	\$649,900	\$649,900	\$625,000	96.17%	\$242,600	2.58
8	9 Montrose Avenue	CapeCod	3	2.1	13	\$675,000	\$675,000	\$675,000	100.00%	\$226,300	2.98
9	13 John Street	Colonial	3	3.1	13	\$700,000	\$700,000	\$740,000	105.71%	\$271,400	2.73
10	36 Beekman Road	Colonial	4	2.1	14	\$939,000	\$939,000	\$965,000	102.77%	\$400,000	2.41
11	5 Beekman Road	CapeCod	4	3.0	20	\$1,075,000	\$1,075,000	\$1,015,000	94.42%	\$388,900	2.61
12	23 Beekman Road	Colonial	4	2.2	56	\$1,250,000	\$1,250,000	\$1,200,000	96.00%	\$520,300	2.31
13	20 Evergreen Road	Colonial	4	3.1	16	\$1,195,000	\$1,195,000	\$1,201,000	100.50%	\$449,300	2.67
14	20 Greenbriar Drive	Colonial	5	3.1	13	\$1,400,000	\$1,400,000	\$1,300,000	92.86%	\$764,200	1.70
15	41 Valley View Avenue	Victorian	5	3.2	9	\$1,430,000	\$1,430,000	\$1,380,000	96.50%	\$654,900	2.11
16	2 Silver Lake Drive	Colonial	4	3.1	1	\$1,425,000	\$1,425,000	\$1,415,000	99.30%	\$590,700	2.40
17	46 Hartley Road	Colonial	4	4.1	0	\$1,450,000	\$1,450,000	\$1,450,000	100.00%		
18	100 Prospect Street	Tudor	5	3.1	39	\$1,499,000	\$1,499,000	\$1,451,000	96.80%	\$723,500	2.01
19	120 Oak Ridge Avenue	Colonial	6	5.2	23	\$1,549,000	\$1,549,000	\$1,515,000	97.81%	\$884,900	1.71
20	10 Templar Way	Colonial	5	4.2	90	\$1,749,000	\$1,749,000	\$1,675,000	95.77%	\$742,200	2.26
21	25 Sherman Avenue	Colonial	4	3.1	21	\$1,850,000	\$1,750,000	\$1,725,000	98.57%	\$843,200	2.05
22	11 Lenox Road	Colonial	8	5.2	149	\$2,695,000	\$2,695,000	\$2,300,000	85.34%	\$1,199,000	1.92
23	2 Whittredge Road	Colonial	6	5.2	154	\$3,200,000	\$2,950,000	\$2,850,000	96.61%	\$1,374,900	2.07
AVERAGE					37	\$1,186,387	\$1,170,735	\$1,133,804	98.84%		2.30

"ACTIVE" Listings in Summit

Number of Units: 108
Average List Price: \$1,598,110
Average Days on Market: 48

"UNDER CONTRACT" Listings in Summit

Number of Units: 70
Average List Price: \$1,151,756
Average Days on Market: 28

Summit 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	66	52	53	37									51
List Price	\$854,292	\$921,900	\$1,224,310	\$1,170,735									\$1,101,034
Sales Price	\$794,538	\$895,536	\$1,195,327	\$1,133,804									\$1,064,762
Sales Price as a % of List Price	96.94%	97.39%	97.74%	98.84%									97.89%
Sales Price to Assessed Value	2.39	2.27	2.50	2.30									2.39
# Units Sold	13	11	29	23									76
Active Listings	47	77	86	108									80
Under Contracts	36	49	62	70									54

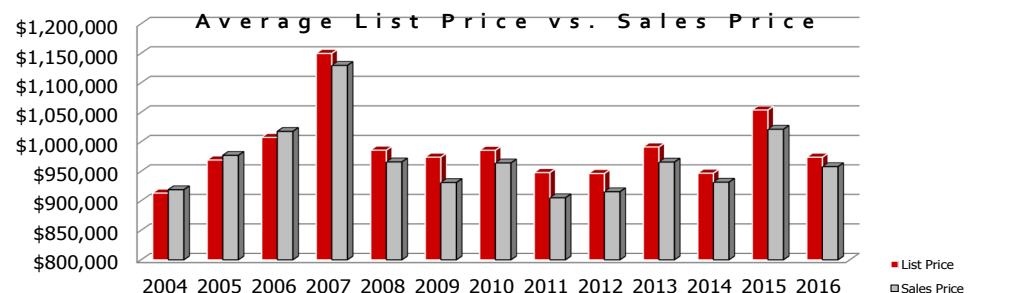
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	62	51	-17.88%
Sales Price	\$829,268	\$1,064,762	28.40%
Assessed Value to Sales Price	2.43	2.39	-1.52%

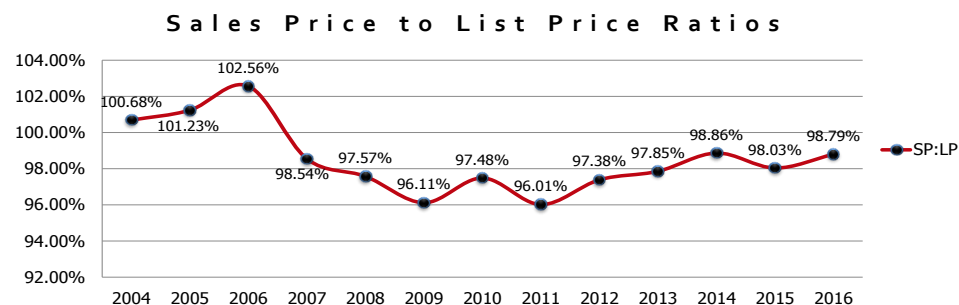


YTD	2016	2017	% Change
# Units Sold	63	76	20.63%
Active Listings	80	108	35.00%
Under Contracts	92	70	-23.91%

Summit Yearly Market Trends



Summit Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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	\$973,892
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	\$957,949

