

Summit

February 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	382 Morris Avenue U3C	OneFloor	2	2.0	130	\$350,000	\$339,000	\$329,000	97.05%	\$109,000	3.02
2	80 Prospect Street	Colonial	5	3.1	16	\$1,650,000	\$1,650,000	\$1,700,000	103.03%	\$690,000	2.46
3	73 Franklin Place	HalfDupl	3	3.1	89	\$1,250,000	\$1,250,000	\$1,150,000	92.00%		
4	107 Fernwood Road	Colonial	4	3.0	90	\$1,150,000	\$1,099,000	\$1,025,000	93.27%	\$491,800	2.08
5	23 Valemont Way	Colonial	4	2.1	9	\$685,000	\$685,000	\$702,000	102.48%	\$266,200	2.64
6	14 Henry Street	CapeCod	3	1.0	72	\$500,000	\$475,000	\$467,500	98.42%	\$167,200	2.80
7	14 Pine Grove Avenue	Ranch	4	5.1	42	\$1,998,000	\$1,850,000	\$1,740,000	94.05%	\$1,002,800	1.74
8	133 Summit Avenue	FirstFlr	2	1.0	43	\$399,000	\$399,000	\$394,000	98.75%		
9	133 Summit Avenue	OneFloor	2	1.0	32	\$399,000	\$399,000	\$375,000	93.98%		
10	160 Oak Ridge Avenue	Colonial	5	4.2	35	\$1,495,000	\$1,495,000	\$1,468,500	98.23%	\$1,066,300	1.38
11	17 Stockton Road	Split Level	3	1.1	18	\$499,900	\$499,900	\$499,900	100.00%	\$241,700	2.07
AVERAGE					52	\$943,264	\$921,900	\$895,536	97.39%		2.27

"ACTIVE" Listings in Summit

Number of Units: 77
Average List Price: \$1,578,665
Average Days on Market: 42

"UNDER CONTRACT" Listings in Summit

Number of Units: 49
Average List Price: \$1,266,243
Average Days on Market: 48

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											60
List Price	\$854,292	\$921,900											\$885,279
Sales Price	\$794,538	\$895,536											\$840,829
Sales Price as a % of List Price	96.94%	97.39%											97.14%
Sales Price to Assessed Value	2.39	2.27											2.35
# Units Sold	13	11											24
Active Listings	47	77											62
Under Contracts	36	49											43

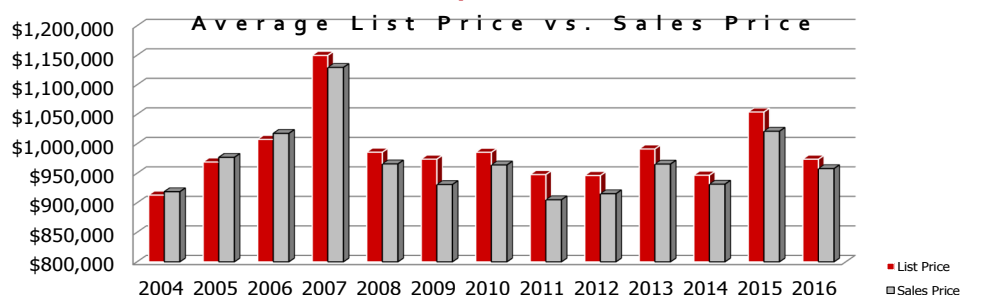
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	69	60	-12.78%
Sales Price	\$743,708	\$840,829	13.06%
Assessed Value to Sales Price	2.50	2.35	-6.06%

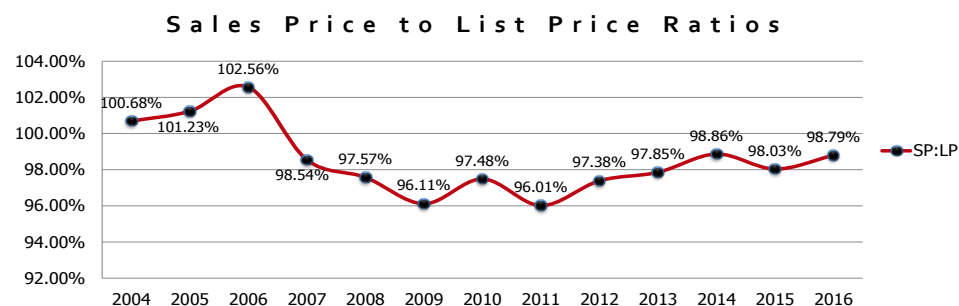


YTD	2016	2017	% Change
# Units Sold	30	24	-20.00%
Active Listings	77	77	0.00%
Under Contracts	50	49	-2.00%

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

