

Summit

January 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	412 Morris Avenue Unit 20	OneFloor	2	2.0	98	\$379,900	\$365,000	\$350,000	95.89%	\$133,100	2.63
2	13 Russell Place	Colonial	3	1.0	43	\$345,000	\$345,000	\$352,000	102.03%	\$158,700	2.22
3	24 South Street	Colonial	3	1.1	39	\$359,900	\$359,900	\$390,000	108.36%	\$152,500	2.56
4	28 Huntley Road	Ranch	3	2.0	61	\$579,000	\$499,000	\$477,000	95.59%	\$161,700	2.95
5	37 Madison Avenue	Colonial	3	2.0	58	\$640,500	\$629,900	\$630,000	100.02%	\$297,000	2.12
6	117 Canoe Brook Parkway	Colonial	4	2.0	21	\$659,000	\$659,000	\$650,000	98.63%	\$272,800	2.38
7	28 Brantwood Drive	Ranch	3	2.0	27	\$725,000	\$725,000	\$735,000	101.38%	\$329,300	2.23
8	141 Tulip Street	Tudor	3	3.1	21	\$1,020,000	\$1,020,000	\$1,050,000	102.94%	\$370,400	2.83
9	30 Garden Road	Colonial	4	4.0	41	\$1,195,000	\$1,135,000	\$1,075,000	94.71%	\$501,200	2.14
10	40 Canoe Brook Parkway	Colonial	4	2.2	49	\$1,150,000	\$1,099,000	\$1,078,000	98.09%	\$437,700	2.46
11	33 Glen Oaks Avenue	CapeCod	4	3.0	96	\$1,195,000	\$1,125,000	\$1,110,000	98.67%	\$385,400	2.88
12	17 Oakley Avenue	Tudor	4	4.1	1	\$1,145,000	\$1,145,000	\$1,132,000	98.86%	\$461,500	2.45
13	66-68 Templar Way	Tudor	6	4.1	305	\$2,700,000	\$1,999,000	\$1,300,000	65.03%	\$1,067,400	1.22
AVERAGE					66	\$930,254	\$854,292	\$794,538	96.94%		2.39

"ACTIVE" Listings in Summit

Number of Units: 47
Average List Price: \$1,793,334
Average Days on Market: 52

"UNDER CONTRACT" Listings in Summit

Number of Units: 36
Average List Price: \$1,111,192
Average Days on Market: 65

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												66
List Price	\$854,292												\$854,292
Sales Price	\$794,538												\$794,538
Sales Price as a % of List Price	96.94%												96.94%
Sales Price to Assessed Value	2.39												2.39
# Units Sold	13												13
Active Listings	47												47
Under Contracts	36												36

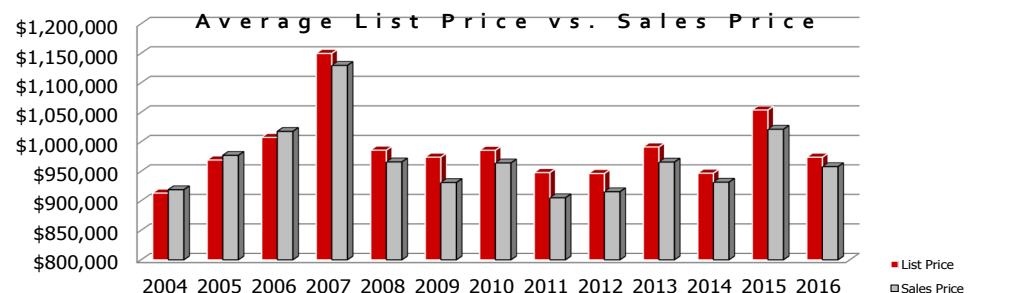
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	51	66	29.53%
Sales Price	\$1,006,107	\$794,538	-21.03%
Assessed Value to Sales Price	2.53	2.39	-5.40%

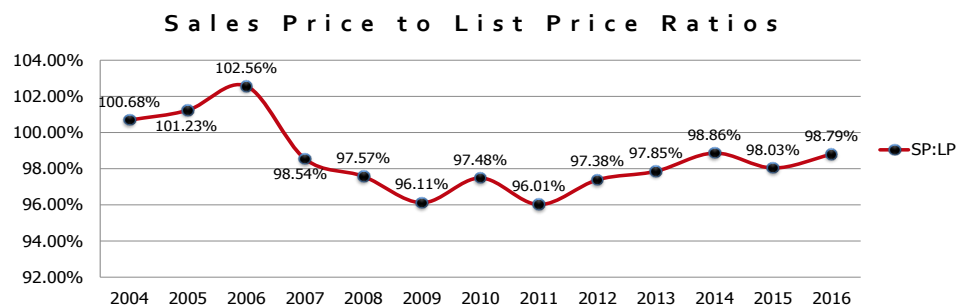


YTD	2016	2017	% Change
# Units Sold	14	13	-7.14%
Active Listings	68	47	-30.88%
Under Contracts	32	36	12.50%

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

