

Summit

June 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	800 Old Springfield Ave U3	MultiFlr	1	1.0	8	\$315,000	\$315,000	\$315,000	100.00%	\$106,600	2.95
2	103 Park Avenue Unit A6	TwnIntUn	3	2.1	14	\$449,999	\$449,999	\$453,000	100.67%	\$165,400	2.74
3	39 Milton Avenue	Split Level	3	1.1	91	\$474,900	\$480,000	\$476,000	99.17%	\$159,200	2.99
4	11 Euclid Avenue	OneFloor	2	2.0	29	\$499,000	\$499,000	\$490,000	98.20%	\$202,400	2.42
5	12 Valemont Way	CapeCod	3	1.1	6	\$489,000	\$489,000	\$490,000	100.20%	\$205,500	2.38
6	10B Gates Avenue Unit 2	TwnEndUn	3	2.1	50	\$589,000	\$575,000	\$575,000	100.00%	\$230,200	2.50
7	16 Harvey Drive	Ranch	2	1.0	15	\$569,000	\$569,000	\$585,000	102.81%	\$184,400	3.17
8	11 Euclid Avenue Unit 4D	HighRise	2	2.0	10	\$539,000	\$539,000	\$602,500	111.78%	\$209,800	2.87
9	100 New England Avenue	Ranch	3	2.0	74	\$629,000	\$629,000	\$619,500	98.49%	\$288,900	2.14
10	60 Park Avenue	Colonial	3	3.1	8	\$615,000	\$615,000	\$620,000	100.81%	\$281,600	2.20
11	17 Beekman Terrace	Colonial	3	1.1	23	\$599,000	\$599,000	\$630,000	105.18%	\$255,500	2.47
12	9 Canoe Brook Parkway	Colonial	4	2.1	72	\$699,000	\$675,000	\$645,000	95.56%	\$288,500	2.24
13	66 Linden Place	CapeCod	4	2.0	30	\$714,900	\$714,900	\$700,000	97.92%	\$283,300	2.47
14	12 Drum Hill Drive	RanchRas	3	2.1	30	\$850,000	\$700,000	\$705,000	100.71%	\$399,700	1.76
15	172 Division Avenue	Colonial	4	2.1	37	\$775,000	\$729,000	\$716,000	98.22%	\$334,700	2.14
16	8 Montrose Avenue	Colonial	3	1.1	54	\$759,000	\$759,000	\$746,500	98.35%	\$267,900	2.79
17	67-73 New England Ave 69C	FirstFlr	3	3.0	15	\$745,000	\$745,000	\$750,000	100.67%	\$260,000	2.88
18	113 Ashwood Avenue	Colonial	4	2.1	17	\$747,000	\$747,000	\$798,000	106.83%	\$310,000	2.57
19	27 West End Avenue	Colonial	4	2.1	14	\$799,000	\$799,000	\$800,000	100.13%	\$331,500	2.41
20	253 Kent Place Boulevard	Colonial	4	2.1	28	\$799,000	\$799,000	\$815,000	102.00%	\$279,800	2.91
21	49 Eggers Courts	TwnIntUn	3	3.1	26	\$895,000	\$895,000	\$865,000	96.65%	\$310,800	2.78
22	5 Laurel Avenue	Colonial	3	1.1	12	\$879,000	\$879,000	\$891,500	101.42%	\$309,700	2.88
23	230 Woodland Avenue	Bi-Level	4	2.1	8	\$895,000	\$895,000	\$918,500	102.63%	\$326,400	2.81
24	13 Beekman Terrace	Colonial	3	3.0	20	\$985,000	\$985,000	\$999,999	101.52%	\$350,000	2.86
25	20 Club Drive	Split Level	4	3.1	40	\$1,175,000	\$1,095,000	\$1,050,000	95.89%	\$462,700	2.27

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26	107 Mountain Avenue	Colonial	4	2.1	47	\$1,175,000	\$1,175,000	\$1,150,000	97.87%	\$324,000	3.55
27	50A New England Avenue	TwnEnUn	3	3.1	19	\$999,000	\$999,000	\$1,150,000	115.12%	\$415,300	2.77
28	25 Laurel Avenue	Colonial	5	2.1	12	\$1,095,000	\$1,095,000	\$1,151,250	105.14%	\$362,600	3.17
29	4 Meadowbrook Court	Colonial	4	2.1	91	\$1,250,000	\$1,195,000	\$1,175,000	98.33%	\$302,200	3.89
30	21 Woodfern Road	Ranch	4	4.0	9	\$1,150,000	\$1,150,000	\$1,180,000	102.61%	\$351,400	3.36
31	9 Fremont Road	Colonial	5	2.1	86	\$1,298,000	\$1,298,000	\$1,250,000	96.30%	\$483,300	2.59
32	95 Tanglewood Drive	Colonial	5	4.1	107	\$1,325,000	\$1,275,000	\$1,275,000	100.00%	\$707,200	1.80
33	14 Garden Road	Colonial	4	3.1	26	\$1,370,000	\$1,370,000	\$1,300,000	94.89%	\$331,500	3.92
34	15 Hickory Road	Colonial	3	4.0	16	\$1,375,000	\$1,375,000	\$1,325,000	96.36%	\$428,500	3.09
35	26 Beekman Terrace	Colonial	4	3.1	15	\$1,325,000	\$1,325,000	\$1,350,000	101.89%	\$482,700	2.80
36	6 Lorraine Road	Colonial	5	3.1	45	\$1,450,000	\$1,395,000	\$1,370,000	98.21%	\$569,400	2.41
37	22 Badeau Avenue	Colonial	5	3.2	16	\$1,395,000	\$1,395,000	\$1,375,000	98.57%	\$533,200	2.58
38	25 Robin Hood Road	Colonial	5	4.1	20	\$1,399,000	\$1,399,000	\$1,450,000	103.65%	\$700,000	2.07
39	3 Colony Drive	Tudor	6	4.2	0	\$1,550,000	\$1,550,000	\$1,480,000	95.48%	\$560,000	2.64
40	51 Beekman Road	Custom	5	3.1	79	\$1,725,000	\$1,725,000	\$1,600,000	92.75%	\$748,900	2.14
41	18 Oakland Place	Colonial	5	3.2	62	\$1,695,000	\$1,695,000	\$1,600,000	94.40%	\$523,800	3.05
42	25 Greenbriar Drive	Colonial	5	4.1	59	\$1,985,000	\$1,895,000	\$1,775,000	93.67%	\$762,400	2.33
43	145 Oak Ridge Avenue	Colonial	4	3.2	13	\$1,795,000	\$1,795,000	\$1,775,000	98.89%	\$711,200	2.50
44	35 Beekman Road	Colonial	7	7.0	33	\$2,995,000	\$2,995,000	\$2,825,000	94.32%	\$1,197,000	2.36
45	220 Oak Ridge Avenue	Colonial	6	7.2	156	\$3,950,000	\$3,950,000	\$3,788,700	95.92%	\$1,302,400	2.91
AVERAGE					36	\$1,106,351	\$1,093,931	\$1,080,032	99.78%		2.68

"ACTIVE" Listings in Summit

Number of Units: 92
Average List Price: \$1,606,420
Average Days on Market: 70

"UNDER CONTRACT" Listings in Summit

Number of Units: 61
Average List Price: \$1,076,684
Average Days on Market: 39

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	25	36							41
List Price	\$854,292	\$921,900	\$1,224,310	\$1,170,735	\$1,063,203	\$1,093,931							\$1,091,589
Sales Price	\$794,538	\$895,536	\$1,195,327	\$1,133,804	\$1,054,831	\$1,080,032							\$1,067,423
Sales Price as a % of List Price	96.94%	97.39%	97.74%	98.84%	99.96%	99.78%							98.85%
Sales Price to Assessed Value	2.39	2.27	2.50	2.30	2.78	2.68							2.56
# Units Sold	13	11	29	23	29	45							150
Active Listings	47	77	86	108	102	92							85
Under Contracts	36	49	62	70	76	61							59

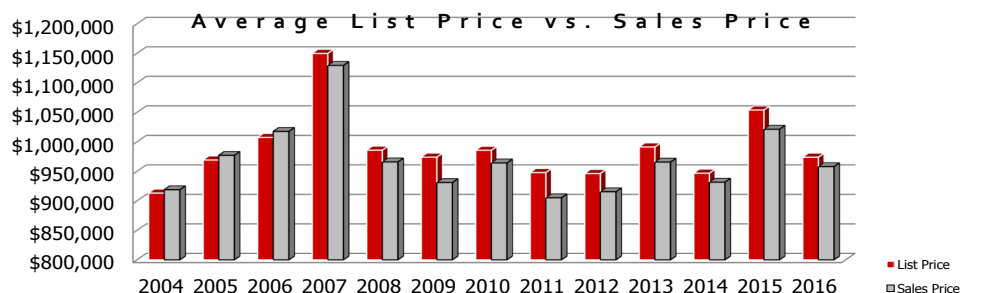
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	47	41	-11.87%
Sales Price	\$966,259	\$1,067,423	10.47%
Assessed Value to Sales Price	2.49	2.56	2.73%

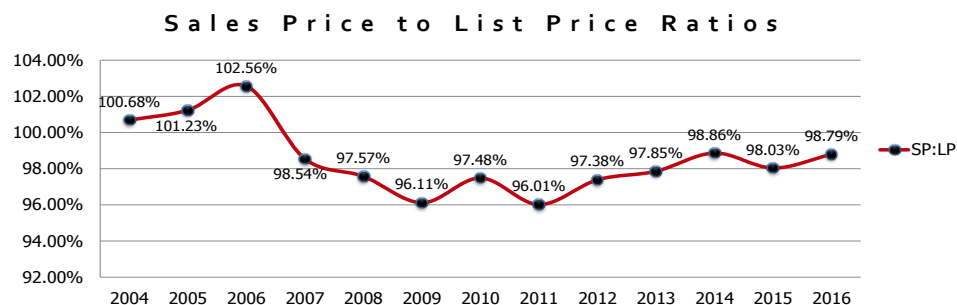


YTD	2016	2017	% Change
# Units Sold	143	150	4.90%
Active Listings	79	92	16.46%
Under Contracts	72	61	-15.28%

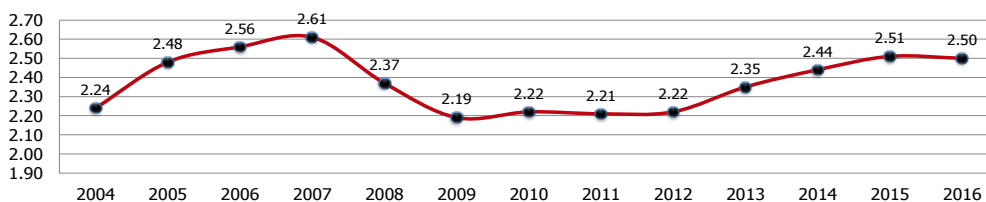
Summit Yearly Market Trends



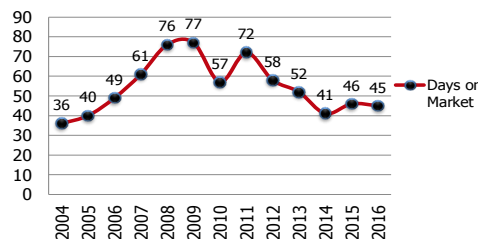
Summit Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

