

Summit

March 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	OneFloor	1	1.0	125	\$275,000	\$259,000	\$240,000	92.66%		
2	412 Morris Avenue Unit 9	FirstFlr	2	1.0	37	\$350,000	\$335,000	\$320,000	95.52%	\$120,000	2.67
3	412 Morris Avenue Unit 44	TwnIntUn	2	1.0	25	\$350,000	\$350,000	\$352,100	100.60%	\$125,000	2.82
4	103 Park Avenue Unit C5	TwnEndUn	3	2.1	11	\$439,000	\$439,000	\$454,888	103.62%	\$159,200	2.86
5	62 Passaic Avenue	CapeCod	4	3.0	12	\$499,000	\$499,000	\$499,000	100.00%	\$205,000	2.43
6	17 Nassau Drive	Ranch	3	1.1	43	\$529,000	\$529,000	\$518,000	97.92%	\$223,600	2.32
7	14 Middle Avenue	CapeCod	4	2.0	48	\$550,000	\$535,000	\$534,000	99.81%	\$163,600	3.26
8	219 Mountain Avenue	Colonial	3	1.1	9	\$614,000	\$614,000	\$614,000	100.00%	\$294,300	2.09
9	15 W End Avenue	Colonial	3	1.1	78	\$695,000	\$649,000	\$649,000	100.00%	\$229,000	2.83
10	17 Joanna Way	RanchRas	4	3.0	19	\$85,000	\$850,000	\$737,500	86.76%	\$412,300	1.79
11	15 Argyle Court	Ranch	3	3.0	17	\$895,000	\$895,000	\$876,000	97.88%	\$393,900	2.22
12	65 Ashland Road	Colonial	4	3.0	5	\$869,000	\$869,000	\$889,000	102.30%	\$278,700	3.19
13	9 Bedford Road	Colonial	4	2.1	118	\$1,189,000	\$1,085,000	\$1,050,000	96.77%	\$371,800	2.82
14	22 Gloucester Road	RanchExp	5	3.2	15	\$1,195,000	\$1,195,000	\$1,177,500	98.54%	\$592,100	1.99
15	71 Franklin Place	HalfDupl	3	3.1	29	\$1,275,000	\$1,275,000	\$1,225,000	96.08%		
16	19 Highland Drive	Colonial	5	3.1	22	\$1,279,000	\$1,279,000	\$1,250,000	97.73%	\$549,400	2.28
17	8 Devon Road	Colonial	5	4.0	24	\$1,300,000	\$1,300,000	\$1,265,000	97.31%	\$555,900	2.28
18	42 Colt Road	Tudor	4	4.0	47	\$1,395,000	\$1,395,000	\$1,300,000	93.19%	\$678,500	1.92
19	3 Sunset Drive	Split Level	4	3.1	55	\$1,375,000	\$1,375,000	\$1,335,000	97.09%	\$570,800	2.34
20	17 Rowan Road	Custom	4	4.1	121	\$1,540,000	\$1,385,000	\$1,375,000	99.28%	\$616,900	2.23

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21	2 Dorchester Road	Colonial	5	4.2	49	\$1,499,000	\$1,499,000	\$1,400,000	93.40%	\$972,900	1.44
22	37 Hawthorne Place	Colonial	5	3.1	104	\$1,650,000	\$1,575,000	\$1,500,000	95.24%	\$577,600	2.60
23	42 Oak Ridge Avenue	Colonial	6	3.2	93	\$1,599,999	\$1,535,000	\$1,515,000	98.70%	\$470,500	3.22
24	39 Tanglewood Drive	Colonial	6	5.1	170	\$1,999,000	\$1,999,000	\$2,020,000	101.05%		
25	9 Cleveland Road	Colonial	6	5.1	81	\$2,295,000	\$2,295,000	\$2,102,500	91.61%		
26	15 Friar Tuck Circle	RanchExp	6	4.1	1	\$2,300,000	\$2,300,000	\$2,180,000	94.78%	\$780,000	2.79
27	248 Woodland Avenue	Colonial	6	6.1	5	\$1,995,000	\$1,995,000	\$2,250,000	112.78%	\$843,300	2.67
28	36 Blackburn Place	Colonial	5	3.2	16	\$2,495,000	\$2,495,000	\$2,436,000	97.64%	\$802,500	3.04
29	255 Summit Avenue	Colonial	7	6.1	163	\$2,700,000	\$2,700,000	\$2,600,000	96.30%		
AVERAGE					53	\$1,214,862	\$1,224,310	\$1,195,327	97.74%	\$457,783	2.50

"ACTIVE" Listings in Summit

Number of Units: 86
Average List Price: \$1,579,479
Average Days on Market: 48

"UNDER CONTRACT" Listings in Summit

Number of Units: 62
Average List Price: \$1,181,819
Average Days on Market: 30

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										56
List Price	\$854,292	\$921,900	\$1,224,310										\$1,070,787
Sales Price	\$794,538	\$895,536	\$1,195,327										\$1,034,800
Sales Price as a % of List Price	96.94%	97.39%	97.74%										97.47%
Sales Price to Assessed Value	2.39	2.27	2.50										2.43
# Units Sold	13	11	29										53
Active Listings	47	77	86										70
Under Contracts	36	49	62										49

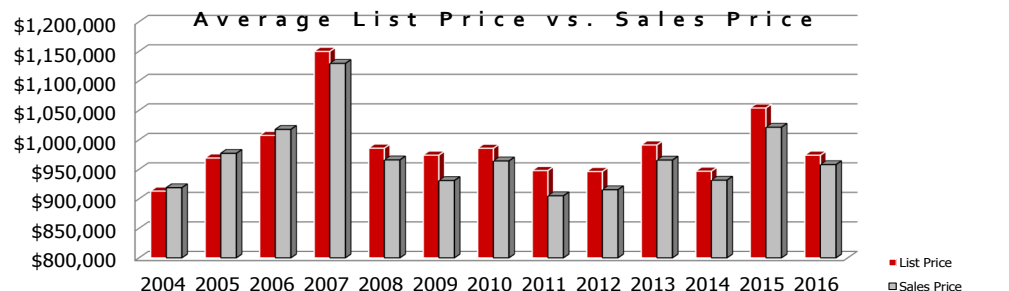
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	73	56	-22.61%
Sales Price	\$745,375	\$1,034,800	38.83%
Assessed Value to Sales Price	2.40	2.43	1.17%

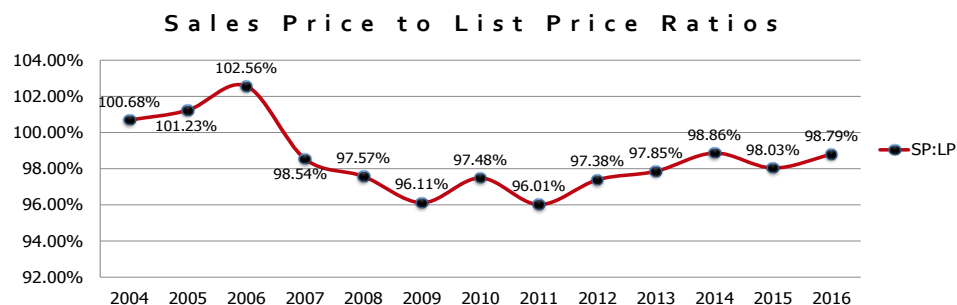


YTD	2016	2017	% Change
# Units Sold	46	53	15.22%
Active Listings	100	86	-14.00%
Under Contracts	66	62	-6.06%

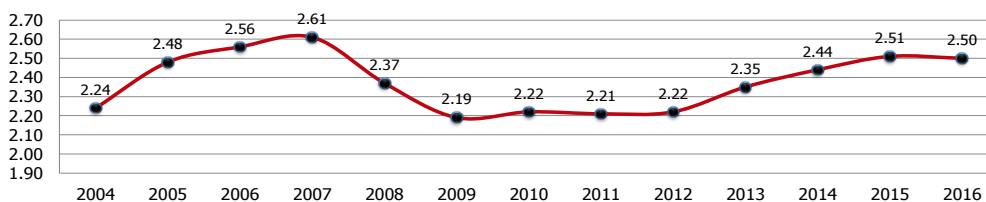
Summit Yearly Market Trends



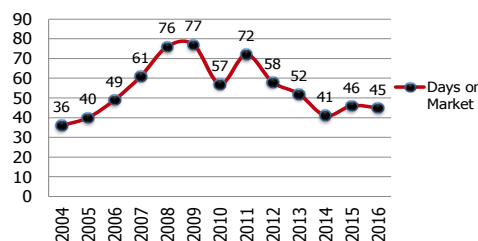
Summit Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

