

Summit

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	390 Morris Avenue Unit 23	TwnIntUn	2	1.0	99	\$335,000	\$320,000	\$290,000	90.63%	\$110,400	2.63
2	19 Van Dyke Place	Colonial	2	1.0	94	\$399,000	\$350,000	\$340,000	97.14%	\$179,600	1.89
3	133 Summit Avenue	OneFloor	2	1.0	81	\$475,000	\$425,000	\$380,000	89.41%		
4	101 W End Avenue	Colonial	3	2.0	114	\$695,000	\$665,000	\$620,000	93.23%	\$269,800	2.30
5	31 W End Avenue	Colonial	3	2.0	9	\$729,000	\$729,000	\$729,000	100.00%	\$285,500	2.55
6	27 Shadyside Avenue	Victrian	3	2.0	9	\$799,000	\$799,000	\$892,000	111.64%	\$276,700	3.22
7	7 Fremont Road	Tudor	4	3.1	7	\$798,000	\$798,000	\$975,700	122.27%	\$313,200	3.12
8	16 Ashland Road	Colonial	5	4.1	282	\$1,249,000	\$1,099,000	\$1,060,000	96.45%	\$378,900	2.80
9	12 Miele Place	Colonial	5	4.1	85	\$1,228,000	\$1,148,000	\$1,060,000	92.33%		
10	142 Kent Place Boulevard	Tudor	4	3.0	60	\$1,249,000	\$1,249,000	\$1,200,000	96.08%	\$656,700	1.83
11	130 Beechwood Road	Colonial	6	3.1	28	\$1,375,000	\$1,375,000	\$1,309,000	95.20%	\$506,500	2.58
12	15 Midland Terrace	Colonial	6	4.1	45	\$1,550,000	\$1,550,000	\$1,450,000	93.55%		
13	21 High Street	Colonial	5	3.1	9	\$1,499,000	\$1,499,000	\$1,499,000	100.00%	\$589,800	2.54
14	56 Whittredge Road	Colonial	6	5.1	14	\$2,195,000	\$2,195,000	\$1,980,000	90.21%	\$1,235,700	1.60
AVERAGE					67	\$1,041,071	\$1,014,357	\$984,621	97.72%		2.46

"ACTIVE" Listings in Summit

Number of Units: 56
Average List Price: \$1,154,954
Average Days on Market: 84

"UNDER CONTRACT" Listings in Summit

Number of Units: 24
Average List Price: \$1,259,579
Average Days on Market: 64

Summit 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	52	79	63	46	39	27	36	49	45	60	22	67	46
List Price	\$1,016,945	\$1,881,445	\$963,268	\$1,103,396	\$1,149,966	\$1,280,583	\$1,320,876	\$1,447,207	\$786,355	\$930,558	\$1,055,421	\$1,014,357	\$1,174,969
Sales Price	\$985,056	\$1,805,385	\$929,530	\$1,073,000	\$1,140,009	\$1,262,268	\$1,290,136	\$1,398,561	\$767,500	\$900,121	\$1,031,357	\$984,621	\$1,145,449
Sales Price as a % of List Price	98.63%	97.03%	98.38%	97.19%	99.17%	99.29%	98.40%	98.16%	97.49%	96.98%	97.77%	97.72%	98.23%
Sales Price to Assessed Value	2.61	2.55	2.50	2.43	2.57	2.65	2.74	2.55	2.80	2.59	2.39	2.46	2.58
# Units Sold	22	11	22	25	33	41	33	29	11	24	14	14	279
Active Listings	64	86	81	105	108	93	91	77	96	88	69	56	85
Under Contracts	25	43	58	64	65	54	41	28	27	24	27	24	40

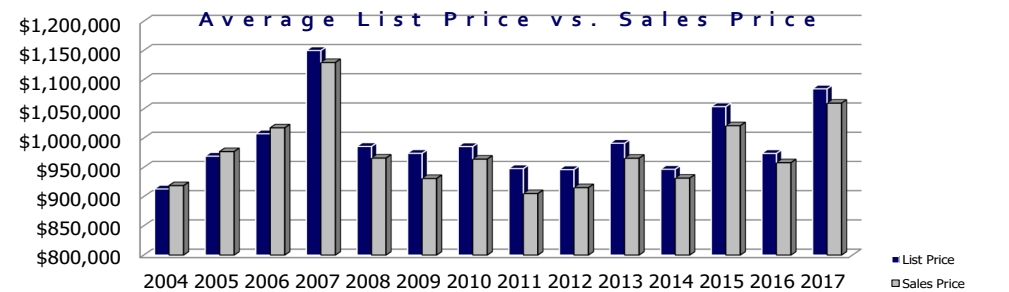
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	44	46	2.96%
Sales Price	\$1,059,822	\$1,145,449	8.08%
Sales Price to Assessed Value	2.53	2.58	2.01%

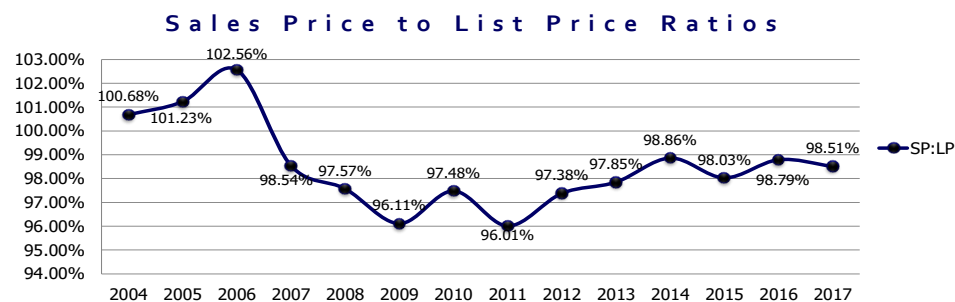


YTD	2017	2018	% Change
# Units Sold	291	279	-4.12%
Active Listings	55	56	1.82%
Under Contracts	29	24	-17.24%

Summit Yearly Market Trends

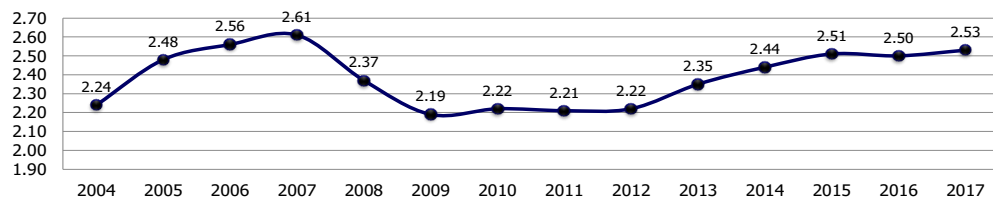


Summit Yearly Market Trends

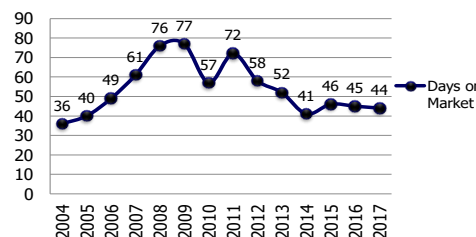


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999	\$964,131	\$905,137	\$915,407	\$965,630	\$931,577	\$1,021,296	\$957,949	\$1,059,822

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

