

Summit

January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Iris Road	Colonial	2	1.0	1	\$399,000	\$399,000	\$400,000	100.25%	\$203,500	1.97
2	49 Baltusrol Road	CapeCod	2	1.0	8	\$515,000	\$515,000	\$525,000	101.94%		
3	658 Springfield Avenue	Colonial	3	1.1	164	\$629,000	\$579,000	\$558,000	96.37%	\$248,700	2.24
4	4 Warwick Road	Colonial	4	2.1	45	\$975,000	\$975,000	\$650,000	66.67%	\$674,500	0.96
5	128 Canoe Brook Parkway	Colonial	3	2.1	73	\$750,000	\$710,000	\$710,000	100.00%	\$250,100	2.84
6	5 Garden Road	Colonial	3	2.1	24	\$799,000	\$799,000	\$772,500	96.68%	\$386,800	2.00
7	33 Joanna Way	Bi-Level	4	2.1	65	\$949,000	\$949,000	\$926,000	97.58%	\$395,100	2.34
8	17 Plain Street	Colonial	4	3.1	109	\$1,099,000	\$995,000	\$950,000	95.48%		
9	127 Oak Ridge Avenue	CapeCod	4	2.0	32	\$975,000	\$975,000	\$957,500	98.21%	\$386,100	2.48
10	41 Montrose Avenue	Colonial	4	3.1	0	\$1,125,000	\$1,125,000	\$1,125,000	100.00%		
11	129 Hill Crest Avenue	Colonial	6	4.1	42	\$2,065,000	\$1,985,000	\$1,921,250	96.79%	\$750,000	2.56
AVERAGE					51	\$934,545	\$909,636	\$863,205	95.45%		2.17

"Active" Listings in Summit

Number of Units: 73
 Average List Price: \$1,402,211
 Average Days on Market: 59

"Under Contract" Listings in Summit

Number of Units: 29
 Average List Price: \$1,122,479
 Average Days on Market: 56

Summit 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51												51
List Price	\$909,636												\$ 909,636
Sales Price	\$863,205												\$ 863,205
SP:LP%	95.45%												95.45%
SP to AV	2.17												2.17
# Units Sold	11												11
3 Mo Rate of Ab	6.08												6.08
Active Listings	73												73
Under Contracts	29												29

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	52	51	-0.71%
Sales Price	\$985,056	\$863,205	-12.37%
LP:SP	98.63%	95.45%	-3.23%
SP:AV	2.61	2.17	-16.81%

Prominent Properties

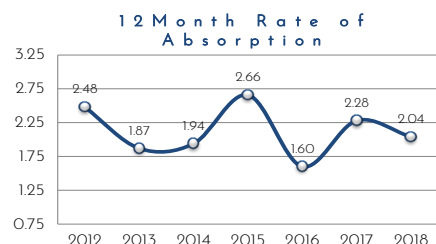
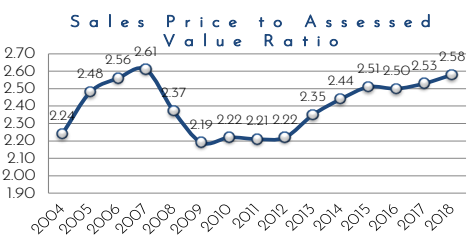
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YTD	2018	2019	% Change
# Units Sold	22	11	-50.00%
Rate of Ab 3 Mo	3.05	6.08	99.34%
Actives	64	73	14.06%
Under Contracts	25	29	16.00%

Summit Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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	\$1,174,969
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	\$1,145,449

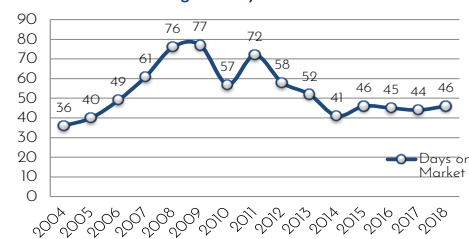


Data only available until 2012

Summit Yearly Market Trends



Average Days on Market



Number of Units Sold

