

# Summit

## May 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	768 Springfield Avenue B3	TwnIntUn	2	2.1	14	\$360,000	\$360,000	\$375,000	104.17%	\$143,500	2.61
2	11 Euclid Avenue Unit 6C	HighRise	2	2.0	4	\$509,000	\$509,000	\$516,000	101.38%	\$202,800	2.54
3	11 Van Dyke Place	Colonial	3	1.1	11	\$545,000	\$545,000	\$535,000	98.17%	\$195,500	2.74
4	62 Park Avenue	MultiFlr	3	2.1	38	\$575,000	\$575,000	\$555,000	96.52%	\$226,000	2.46
5	24 South Street	Colonial	3	2.1	56	\$599,000	\$599,000	\$599,000	100.00%	\$152,500	3.93
6	91 Passaic Avenue	Split Level	3	2.0	21	\$549,000	\$549,000	\$605,000	110.20%	\$204,400	2.96
7	67-73 New England Ave 75D	TwnEndUn	2	2.1	16	\$614,900	\$614,900	\$608,000	98.88%	\$210,300	2.89
8	7 Plain Street	Colonial	4	2.0	32	\$699,000	\$675,000	\$660,000	97.78%	\$190,300	3.47
9	30 Elm Street Unit 30C	TwnIntUn	2	2.1	4	\$695,000	\$695,000	\$705,000	101.44%	\$236,300	2.98
10	18 Greenfield Avenue	RanchExp	4	3.0	14	\$725,000	\$725,000	\$725,000	100.00%	\$216,700	3.35
11	5 Hillview Terrace	Colonial	4	2.1	11	\$799,000	\$799,000	\$799,100	100.01%	\$361,500	2.21
12	129 Springfield Avenue	Colonial	4	2.1	16	\$799,000	\$799,000	\$800,000	100.13%	\$322,600	2.48
13	2 Carleen Court	Bi-Level	5	3.1	20	\$819,000	\$819,000	\$805,000	98.29%	\$330,000	2.44
14	11 Shadyside Avenue	Victorian	4	2.1	9	\$799,000	\$799,000	\$825,000	103.25%	\$266,500	3.10
15	33 Miele Place	CapeCod	4	3.1	9	\$799,000	\$799,000	\$830,000	103.88%	\$252,700	3.28
16	18 Ruthven Place	Colonial	4	2.1	15	\$949,000	\$949,000	\$955,000	100.63%	\$275,700	3.46
17	128 Ashland Road	Tudor	4	2.1	21	\$1,050,000	\$1,050,000	\$1,025,000	97.62%	\$407,800	2.51
18	199 Mountain Avenue	Victorian	4	2.1	7	\$1,075,000	\$1,075,000	\$1,080,000	100.47%	\$403,800	2.67
19	12 Hickory Road	Colonial	4	3.0	9	\$1,050,000	\$1,050,000	\$1,125,000	107.14%	\$307,100	3.66
20	152 Division Avenue	Custom	4	3.1	4	\$1,195,000	\$1,195,000	\$1,195,000	100.00%	\$421,200	2.84

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21	84 Dale Drive	Colonial	4	3.1	39	\$1,330,000	\$1,330,000	\$1,251,500	94.10%	\$475,000	2.63
22	141 Oak Ridge Avenue	Colonial	5	4.1	19	\$1,399,000	\$1,399,000	\$1,399,000	100.00%	\$882,000	1.59
23	91 Druid Hill Road	Colonial	4	3.1	111	\$1,450,000	\$1,450,000	\$1,410,000	97.24%	\$712,300	1.98
24	41 Druid Hill Road	Tudor	6	4.1	64	\$1,699,900	\$1,599,000	\$1,535,000	96.00%	\$845,300	1.82
25	2 Manor Hill Road	Colonial	5	3.2	12	\$1,700,000	\$1,700,000	\$1,775,000	104.41%		
26	74 Bellevue Avenue	Colonial	5	4.2	30	\$1,995,000	\$1,895,000	\$1,842,500	97.23%	\$669,600	2.75
27	123 Whittredge Road	Colonial	5	4.1	0	\$1,950,000	\$1,950,000	\$1,975,000	101.28%	\$732,400	2.70
28	15 Woodfern Road	Colonial	6	5.1	73	\$2,179,000	\$2,179,000	\$2,030,000	93.16%		
29	18 Hobart Avenue	Colonial	5	4.1	44	\$2,150,000	\$2,150,000	\$2,050,000	95.35%	\$656,300	3.12
AVERAGE					25	\$1,070,959	\$1,063,203	\$1,054,831	99.96%		2.78

## "ACTIVE" Listings in Summit

Number of Units: **102**  
 Average List Price: **\$1,625,923**  
 Average Days on Market: **59**

## "UNDER CONTRACT" Listings in Summit

Number of Units: **76**  
 Average List Price: **\$1,051,218**  
 Average Days on Market: **35**

# 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								43
List Price	\$854,292	\$921,900	\$1,224,310	\$1,170,735	\$1,063,203								\$1,090,586
Sales Price	\$794,538	\$895,536	\$1,195,327	\$1,133,804	\$1,054,831								\$1,062,019
Sales Price as a % of List Price	96.94%	97.39%	97.74%	98.84%	99.96%								98.46%
Sales Price to	2.39	2.27	2.50	2.30	2.78								2.50
# Units Sold	13	11	29	23	29								105
Active Listings	47	77	86	108	102								84
Under Contracts	36	49	62	70	76								59

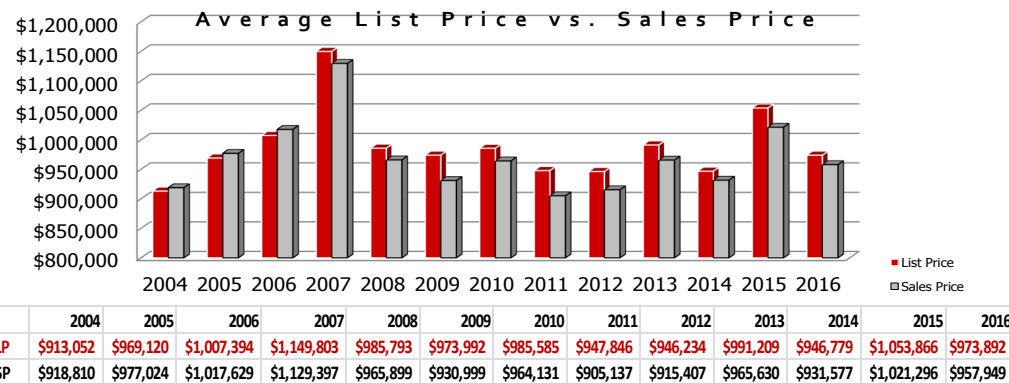
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	52	43	-17.00%
Sales Price	\$895,184	\$1,062,019	18.64%
Assessed Value to Sales Price	2.44	2.50	2.40%

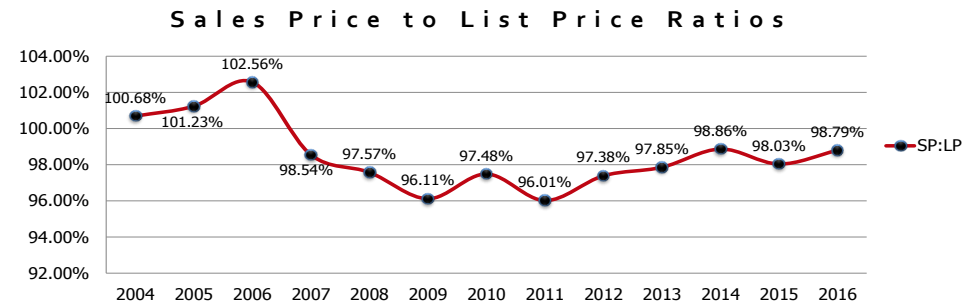


YTD	2016	2017	% Change
# Units Sold	103	105	1.94%
Active Listings	101	102	0.99%
Under Contracts	79	76	-3.80%

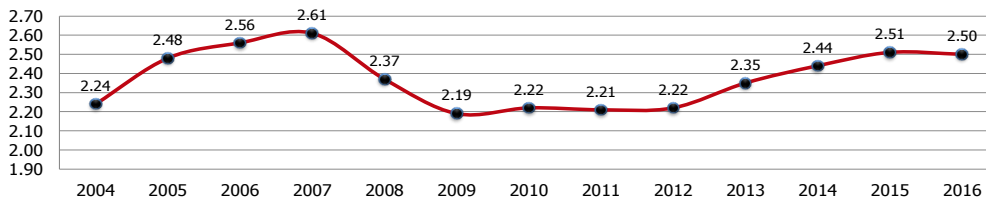
### Summit Yearly Market Trends



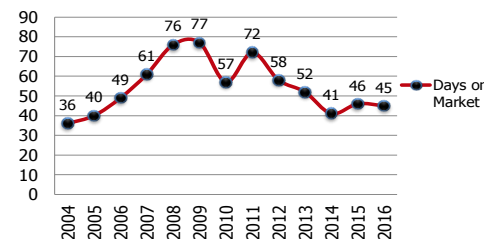
### Summit Yearly Market Trends



### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

