

SUMMIT

Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	47 Oxbow Lane	Colonial	6	4.2	154	\$2,699,500	\$2,475,000	\$2,356,500	95.21%	\$1,183,500
2	31 Little Wolf Road	Colonial	6	6.1	210	\$2,195,000	\$1,995,000	\$1,925,000	96.49%	\$771,600
3	184 Woodland Avenue	Colonial	5	4.1	8	\$1,999,000	\$1,999,000	\$2,027,000	101.40%	\$693,300
4	51 Valley View Avenue	Colonial	5	3.1	20	\$1,995,000	\$1,995,000	\$1,995,000	100.00%	\$902,700
5	161 Oak Ridge Avenue	Colonial	4	4.1	10	\$1,875,000	\$1,875,000	\$1,875,000	100.00%	\$781,600
6	6 Fernwood Road	Colonial	6	3.2	25	\$1,849,000	\$1,849,000	\$1,879,000	101.62%	\$827,600
7	9 Twombly Drive	Colonial	5	4.2	2	\$1,789,000	\$1,789,000	\$1,865,000	104.25%	\$531,300
8	14 Blackburn Place	Colonial	5	3.1	46	\$1,645,000	\$1,645,000	\$1,603,500	97.48%	\$734,900
9	57 Hobart Avenue	Victrian	5	3.2	29	\$1,600,000	\$1,600,000	\$1,605,000	100.31%	\$577,700
10	1 Crestwood Lane	Colonial	5	3.1	154	\$1,570,000	\$1,499,000	\$1,420,000	94.73%	\$539,800
11	21 Kenneth Court	Colonial	5	4.1	20	\$1,525,000	\$1,525,000	\$1,540,000	100.98%	\$626,300
12	10 Gloucester Road	Colonial	5	3.1	28	\$1,375,000	\$1,375,000	\$1,305,000	94.91%	\$605,400
13	246 Blackburn Road	Colonial	5	3.1	62	\$1,275,000	\$1,195,000	\$1,110,000	92.89%	\$541,200
14	18 Joanna Way	Colonial	5	2.1	10	\$1,275,000	\$1,275,000	\$1,310,000	102.75%	\$614,100
15	30 Joanna Way	Colonial	5	3.2	143	\$1,250,000	\$1,199,000	\$1,130,000	94.25%	\$590,400
16	42 Glendale Road	Contemp	4	4.1	15	\$995,000	\$995,000	\$1,056,300	106.16%	\$427,500
17	85 Butler Parkway	Custom	4	3	86	\$975,000	\$925,000	\$932,000	100.76%	\$271,800
18	661 Springfield Avenue	Colonial	4	2.2	8	\$975,000	\$975,000	\$975,000	100.00%	\$352,500
19	19 Midland Terrace	Colonial	4	2.1	25	\$849,000	\$849,000	\$845,000	99.53%	\$347,400
20	275 Woodland Avenue	Tudor	3	2.1	8	\$849,000	\$849,000	\$849,000	100.00%	\$334,200
21	164 Division Avenue	SplitLev	5	4	9	\$795,000	\$795,000	\$825,000	103.77%	\$337,600
22	2 Midland Terrace	Colonial	3	1.1	30	\$775,000	\$775,000	\$750,000	96.77%	\$371,600
23	11 Russell Place	Colonial	3	2.1	28	\$750,000	\$750,000	\$725,000	96.67%	\$8,600
24	14 Stockton Road	SplitLev	3	2	23	\$729,000	\$689,000	\$685,000	99.42%	\$252,000
25	35 Webster Avenue	CapeCod	3	2	7	\$699,000	\$699,000	\$700,000	100.14%	\$244,700
26	38 Montrose Avenue	CapeCod	3	2	7	\$650,000	\$650,000	\$662,000	101.85%	\$232,200
27	23 Ascot Way	SplitLev	3	2	7	\$649,000	\$649,000	\$675,000	104.01%	\$249,400
28	67-73 New England Avenue, 75A	TwnEndUn	2	2.1	12	\$625,000	\$625,000	\$635,000	101.60%	\$210,300
29	122 Morris Avenue	Victrian	3	2.1	35	\$519,900	\$519,900	\$505,000	97.13%	\$144,200

*Summit May SOLDS Continued on Next Page

"ACTIVE" Listings in Summit

as of 05/31/2018

Number of Units: 81
 Average List Price: \$1,426,982
 Average Days on Market: 76

"UNDER CONTRACT" Listings in Summit

as of 05/31/2018

Number of Units: 53
 Average List Price: \$1,392,788
 Average Days on Market: 33

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
30	17 Hughes Place	CapeCod	3	2	51	\$515,000	\$515,000	\$525,000	101.94%	\$178,300
31	70 Baltusrol Road	Ranch	3	2.1	13	\$499,990	\$499,990	\$475,000	95.00%	\$195,200
32	417 Morris Avenue, Unit 45	MultiFlr	2	1	0	\$349,000	\$349,000	\$335,000	95.99%	\$119,200
33	8 Harvey Court	Ranch	1	2.1	2	\$550,000	\$550,000	\$520,000	94.55%	\$224,700



Summit 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	22	11	22	25	33								23
Active Listings	15	30	45	76	31								39
Avg List Price	\$1,812,200	\$1,842,756	\$1,718,657	\$1,536,283	\$1,307,319								\$1,643,443
Avg Sales Price	\$1,016,945	\$1,881,445	\$929,530	\$1,073,000	\$1,140,009								\$1,208,186
Days on Market	51	79	63	45	39								55
Sales Price as % of List Price	56.12%	102.10%	54.08%	69.84%	87.20%								74%
Under Contract	0	5	20	52	29								21

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
# Units Sold	106	113	6.60%
Avg. Days on Market	43	51	18.60%
Avg. Sales Price	\$1,058,396	\$1,118,808	5.71%



Summit Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$949,272	\$1,050,662	\$972,387	\$1,075,372
SP	\$933,914	\$1,018,489	\$956,630	\$1,049,699
LP to SP Ratio	98.38%	96.94%	98.38%	97.61%

