

Summit

March 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	800 Old Springfield Ave 12	OneFloor	1	1.0	101	\$300,000	\$279,900	\$260,000	92.89%	\$87,700	2.96
2	45 Springfield Avenue	CapeCod	4	2.0	20	\$350,000	\$350,000	\$371,000	106.00%	\$139,500	2.66
3	777 Springfield Avenue Apt 13	TwnIntUn	2	2.1	49	\$399,900	\$399,900	\$380,000	95.02%	\$180,100	2.11
4	159 Passaic Avenue	Colonial	2	2.0	72	\$489,000	\$489,000	\$430,000	87.93%	\$255,400	1.68
5	14 Baltusrol Place	Colonial	5	2.1	130	\$550,000	\$535,000	\$512,500	95.79%	\$184,900	2.77
6	80 Eggers Court	TwnEndUn	2	3.1	13	\$599,000	\$599,000	\$601,000	100.33%	\$302,400	1.99
7	168 Blackburn Road	Colonial	3	1.1	94	\$725,000	\$725,000	\$675,000	93.10%	\$297,600	2.27
8	59 Madison Avenue	Colonial	3	1.1	11	\$740,000	\$740,000	\$742,500	100.34%	\$240,000	3.09
9	62 Mountain Avenue	Colonial	5	3.1	5	\$750,000	\$750,000	\$750,000	100.00%	\$286,300	2.62
10	35 Lewis Avenue	Colonial	4	2.1	207	\$1,099,000	\$1,099,000	\$1,050,000	95.54%		
11	73 Franklin Place	HalfDupl	3	3.1	84	\$1,125,000	\$1,125,000	\$1,090,000	96.89%	\$511,900	2.13
12	288 Ashland Road	Custom	6	5.0	46	\$1,199,000	\$1,199,000	\$1,095,850	91.40%	\$423,800	2.59
13	186 Blackburn Road	Custom	4	3.1	17	\$1,279,000	\$1,279,000	\$1,217,500	95.19%	\$483,300	2.52
14	26 Edgewood Road	Tudor	4	3.2	130	\$1,499,000	\$1,399,000	\$1,296,000	92.64%	\$700,000	1.85
15	82 Franklin Place Unit 8	TwnIntUn	3	3.1	236	\$1,695,000	\$1,425,000	\$1,350,000	94.74%		
16	11 Gloucester Road	Colonial	4	3.2	6	\$1,249,000	\$1,249,000	\$1,355,000	108.49%	\$655,500	2.07
17	247 Oak Ridge Avenue	Colonial	5	4.2	1	\$1,995,000	\$1,995,000	\$1,880,000	94.24%	\$930,800	2.02
AVERAGE					72	\$943,700	\$919,871	\$885,668	96.50%		2.36

Active Listings in Summit

Number of Units:	78
Average List Price:	\$1,486,881
Average Days on Market:	64

Under Contract Listings in Summit

Number of Units:	44
Average List Price:	\$1,039,320
Average Days on Market:	43

Summit 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	87	91	72										83
List Price	\$1,071,352	\$849,636	\$919,871										\$969,937
Sales Price	\$1,033,080	\$816,143	\$885,668										\$934,096
SP:LP%	96.98%	96.70%	96.50%										96.77%
SP to AV	2.39	2.55	2.36										2.42
# Units Sold	25	14	17										56
3 Mo Rate of Ab	3.19	3.74	4.67										3.87
Active Listings	75	88	78										80
Under Contracts	30	46	44										40

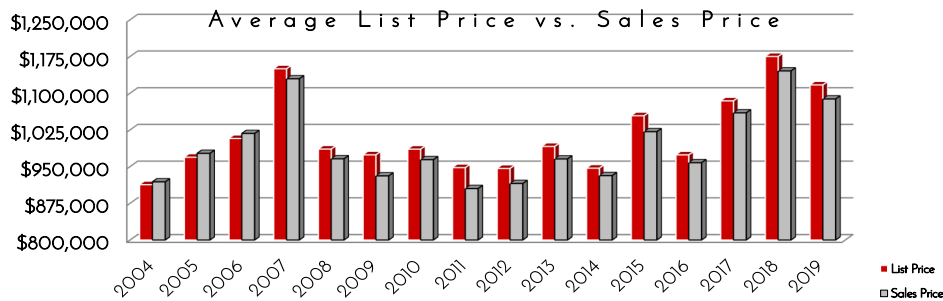
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	50	83	68.40%
Sales Price	\$1,067,546	\$934,096	-12.50%
LP:SP	96.85%	96.77%	-0.08%
SP:AV	2.61	2.42	-7.35%



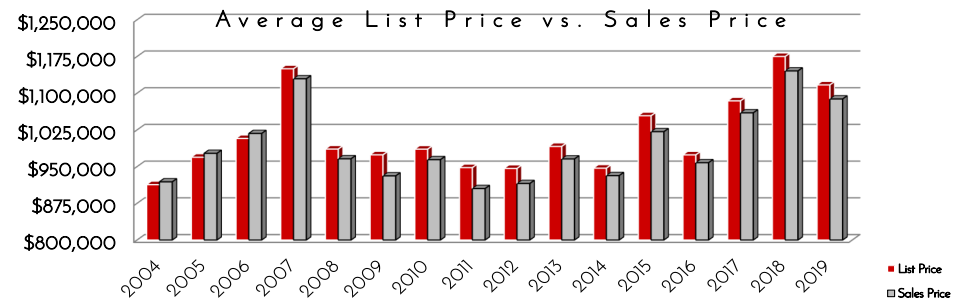
YTD	2019	2020	% Change
# Units Sold	40	56	40.00%
Rate of Ab 3 Mo	6.95	4.67	-32.81%
Actives	108	78	-27.78%
Under Contracts	45	44	-2.22%

Summit Yearly Market Trends



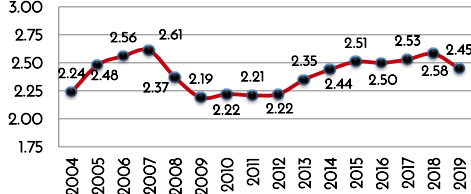
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969	\$1,088,157
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$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	\$1,054,615

Summit Yearly Market Trends

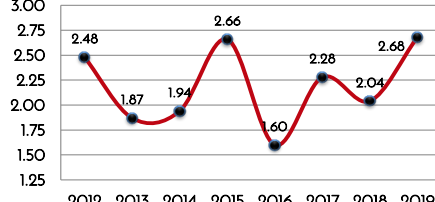


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Sales Price to Assessed Value Ratio

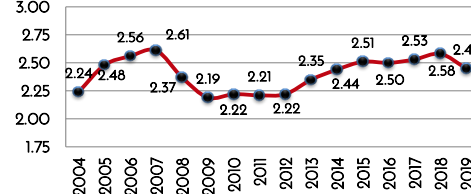


12 Month Rate of Absorption

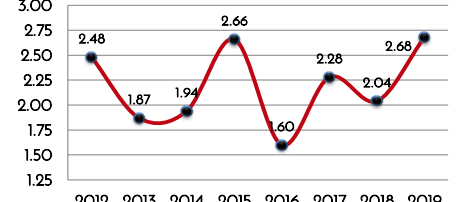


Data only available until 2012

Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012