Summit
November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	417 Morris Avenue Unit 15	MultiFlr	2	1.0	117	$299,000	$299,000	$305,000	102.01%	$118,100	2.58
2	72 Broad Street	Ranch	2	1.1	11	$349,000	$349,000	$380,000	108.88%	$134,400	2.83
3	777 Springfield Avenue 7	TwnIntUn	2	2.1	25	$398,000	$398,000	$403,000	101.26%	$180,100	2.24
4	41 Milton Avenue	Ranch	3	1.0	17	$399,000	$399,000	$440,000	110.28%	$150,900	2.92
5	14 Chapel Street	Colonial	4	2.1	89	$590,000	$575,000	$500,000	86.96%	$195,700	2.55
6	54 Springfield Avenue Unit B	TwnEndUn	3	2.1	62	$590,000	$590,000	$512,600	86.88%	$265,900	1.93
7	1 Euclid Avenue Unit 1-C	OneFloor	1	1.0	36	$550,000	$550,000	$525,000	95.45%	$197,400	2.66
8	24 Morris Avenue	Colonial	3	1.1	7	$490,000	$490,000	$540,000	110.20%	$151,300	3.57
9	60 Park Avenue	Colonial	3	3.1	63	$740,000	$699,900	$685,000	97.87%	$281,600	2.43
10	277 Kent Place Boulevard	Colonial	3	2.1	104	$889,000	$775,000	$750,000	96.77%	$292,000	2.57
11	231 Mountain Avenue	Colonial	3	1.1	1	$789,000	$789,000	$800,000	101.39%	$272,500	2.94
12	90 New England Avenue 1A	TwnEndUn	2	2.1	37	$880,000	$880,000	$848,000	96.36%	$286,000	2.97
13	82 Franklin Place Unit 6	MultiFlr	3	2.1	387	$999,000	$999,000	$900,000	90.09%		
14	6 Ashland Road	Colonial	4	2.1	1	$900,000	$900,000	$900,000	100.00%	$325,400	2.77
15	26 Washington Avenue	Colonial	4	2.1	7	$885,000	$885,000	$905,000	102.26%	$399,100	2.27
16	14 Greenfield Avenue	Colonial	4	3.1	11	$999,999	$999,999	$955,000	95.50%	$353,900	2.70
17	11 Oak Knoll Road	Tudor	3	2.1	7	$975,000	$975,000	$1,075,000	110.26%	$333,500	3.22
18	46 Beverly Road	CapeCod	4	3.0	4	$1,079,000	$1,079,000	$1,100,000	101.95%	$432,800	2.54
19	44 Drum Hill Road	Custom	5	4.0	8	$1,125,000	$1,125,000	$1,125,000	100.00%	$590,700	1.90
20	71 Pine Grove Avenue	Tudor	4	2.1	11	$1,100,000	$1,100,000	$1,125,000	102.27%	$515,200	2.18
21	27 Bellevue Avenue	Victrian	4	2.2	30	$1,210,000	$1,210,000	$1,160,000	95.87%	$392,300	2.96
22	2 Montview Road	Tudor	4	2.1	6	$1,150,000	$1,150,000	$1,190,000	103.48%	$444,200	2.68
23	14 Euclid Avenue Unit 103	OneFloor	2	2.1	19	$1,395,000	$1,395,000	$1,345,000	96.42%	$437,400	3.07
24	155 Maple Street	Colonial	5	3.1	12	$1,300,000	$1,300,000	$1,365,000	105.00%	$389,800	3.50
25	79 Beekman Road	Colonial	4	3.2	15	$1,300,000	$1,300,000	$1,401,800	107.83%	$613,800	2.28

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26	15 Hickory Road	Colonial	3	4.0	20	$1,395,000	$1,395,000	$1,500,000	107.53%	$428,500	3.50
27	85 Blackburn Road	Colonial	4	3.2	7	$1,475,000	$1,475,000	$1,550,000	105.08%	$583,400	2.66
28	22 Rotary Lane	Colonial	6	4.1	132	$1,740,000	$1,695,000	$1,585,000	93.51%	$912,000	1.74
29	28 Cedric Road	Colonial	6	4.2	67	$1,975,000	$1,725,000	$1,608,333	93.24%	$949,400	1.69
30	18 Portland Road	Colonial	4	4.2	35	$1,825,000	$1,749,900	$1,717,500	98.15%	$765,300	2.24
31	97 Pine Grove Avenue	Colonial	5	3.1	7	$1,750,000	$1,750,000	$1,850,000	105.71%	$639,700	2.89
32	175 Beechwood Road	Colonial	5	3.1	9	$2,195,000	$2,195,000	$2,100,000	95.67%	$1,071,200	1.96
33	40 Edgewood Road	Colonial	5	5.1	65	$2,499,000	$2,395,000	$2,347,500	98.02%	$668,100	3.51
34	6 Pembroke Road	Colonial	5	4.1	28	$2,499,000	$2,499,000	$2,375,000	95.04%	$996,400	2.38
35	90 Prospect Hill Avenue	Tudor	5	4.3	51	$2,799,000	$2,799,000	$2,680,000	95.75%	$1,123,800	2.38
	AVERAGE				43	$1,186,657	$1,168,280	$1,158,535	99.80%		2.62

"Active" Listings in Summit

Number of Units:	63
Average List Price:	$1,461,536
Average Days on Market:	80

"Under Contract" Listings in Summit

Number of Units:	52
Average List Price:	$1,211,181
Average Days on Market:	70

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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	42	29	37	36	44	24	34	43		45
List Price	$1,071,352	$849,636	$919,871	$1,082,412	$982,636	$1,145,810	$1,196,798	$1,296,789	$1,189,973	$1,309,747	$1,168,280		$1,162,042
Sales Price	$1,033,080	$816,143	$885,668	$1,040,018	$958,068	$1,104,952	$1,170,769	$1,283,512	$1,187,826	$1,308,281	$1,158,535		$1,142,357
SP:LP%	96.98%	96.70%	96.50%	96.53%	98.88%	96.82%	98.71%	99.61%	99.62%	99.94%	99.80%		98.69%
SP to AV	2.39	2.55	2.36	2.50	2.42	2.51	2.43	2.66	2.66	2.62	2.62		2.55
# Units Sold	25	14	17	17	22	21	40	64	41	34	35		330
3 Mo Rate of Ab	3.19	3.74	4.67	2.36	4.95	4.06	3.28	2.20	1.82	1.80	1.78		3.08
Active Listings	75	88	78	76	85	82	89	80	78	78	63		79
Under Contracts	30	46	44	35	58	94	83	63	55	61	52		56

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	48	45	-7.20%
Sales Price	$1,053,086	$1,142,357	8.48%
LP:SP	97.58%	98.69%	1.13%
SP:AV	2.48	2.55	2.77%

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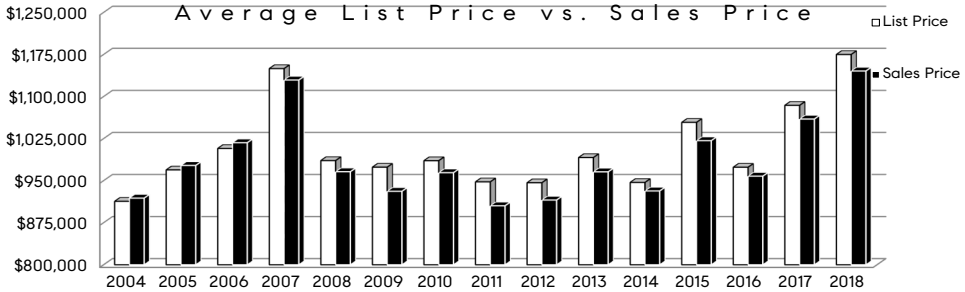
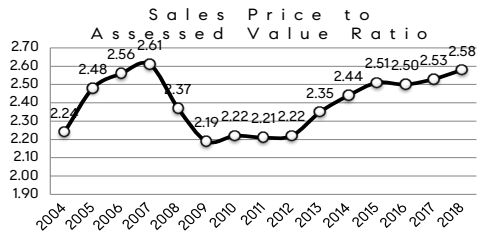
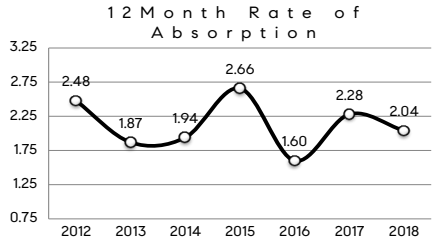
YTD	2019	2020	% Change
# Units Sold	223	330	47.98%
Rate of Ab 3 Mo	4.41	1.78	-59.64%
Actives	69	63	-8.70%
Under Contracts	47	52	10.64%

Summit Yearly Market Trends



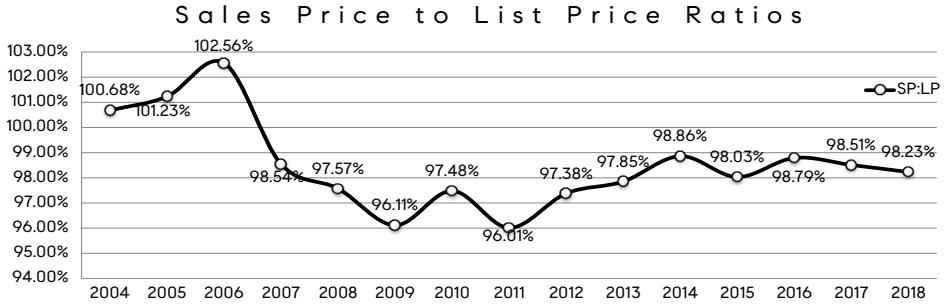
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	$913,052	$969,120	$1,007,394	$1,149,803	$985,793	$973,992	$985,585	$947,846	$946,234	$991,209	$946,779	$1,053,866	$973,892	$1,084,282	$1,174,969
SP	$918,810	$977,024	$1,017,629	$1,129,397	$965,899	$930,999	$964,131	$905,137	$915,407	$965,630	$931,577	$1,021,296	$957,949	$1,059,822	$1,145,449

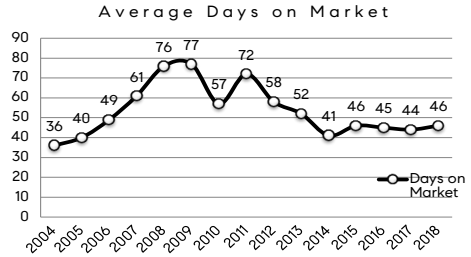


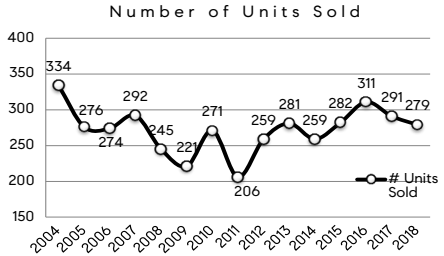


Data only available until 2012

Summit Yearly Market Trends







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Not intended to solicit a property already listed.