

# Summit

## August 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	412 Morris Avenue U39	FirstFlr	2	1.1	21	\$299,900	\$299,900	\$310,000	103.37%	\$130,000	2.38
2	4 Clark Street	Ranch	3	2.0	69	\$425,000	\$399,000	\$390,000	97.74%	\$139,200	2.80
3	42 Karen Way	SplitLev	4	2.1	12	\$499,000	\$499,000	\$580,000	116.23%	\$268,400	2.16
4	67-73 New England Ave 69E	TwndEndUn	2	2.1	20	\$499,000	\$499,000	\$509,000	102.00%	\$210,300	2.42
5	11 Euclid Avenue Unit 3D	HighRise	2	2.0	65	\$539,000	\$519,000	\$502,000	96.72%	\$180,000	2.79
6	31 Ridgedale Avenue	Ranch	3	2.0	24	\$519,000	\$519,000	\$544,400	104.89%	\$186,400	2.92
7	33 Miele Place	CapeCod	4	2.0	15	\$525,000	\$525,000	\$535,000	101.90%	\$220,800	2.42
8	25 Sheridan Road	SplitLev	3	2.1	17	\$539,000	\$539,000	\$573,000	106.31%	\$219,000	2.62
9	28 Hughes Place	CapeCod	3	2.1	11	\$540,000	\$540,000	\$575,000	106.48%	\$192,000	2.99
10	54 Kent Place Boulevard	Colonial	4	2.0	14	\$575,000	\$575,000	\$635,000	110.43%	\$195,200	3.25
11	6 Oak Ridge Avenue	CapeCod	4	2.0	41	\$689,000	\$649,000	\$625,000	96.30%	\$272,700	2.29
12	211 Kent Place Boulevard	Colonial	3	1.1	8	\$649,000	\$649,000	\$672,500	103.62%	\$322,900	2.08
13	12 Webster Avenue	Colonial	3	2.0	7	\$689,000	\$689,000	\$710,000	103.05%	\$275,700	2.58
14	15 Gates Avenue	Colonial	4	2.1	77	\$859,000	\$728,000	\$710,000	97.53%	\$356,900	1.99
15	17 Webster Avenue	Colonial	3	1.1	10	\$729,900	\$729,900	\$750,000	102.75%	\$246,200	3.05
16	9 Webster Avenue	Colonial	4	2.1	10	\$789,000	\$789,000	\$830,000	105.20%	\$276,000	3.01
17	86 Mountain Avenue	Colonial	4	2.1	16	\$799,000	\$799,000	\$775,000	97.00%	\$331,200	2.34
18	26 Oakley Avenue	SplitLev	3	2.1	7	\$849,000	\$849,000	\$800,000	94.23%	\$304,100	2.63
19	24 Clearview Drive	Colonial	3	2.2	12	\$899,000	\$899,000	\$899,000	100.00%	\$325,100	2.77
20	12 De Bary Place	Colonial	4	2.1	26	\$900,000	\$900,000	\$900,000	100.00%	\$321,600	2.80
21	13 Oak Knoll Road	Tudor	3	2.1	14	\$995,000	\$995,000	\$982,500	98.74%	\$456,700	2.15
22	4 Sweetbriar Road	RanchExp	3	2.1	10	\$995,000	\$995,000	\$1,025,000	103.02%	\$471,700	2.17
23	22 Ruthven Place	Colonial	4	3.2	8	\$1,195,000	\$1,195,000	\$1,195,000	100.00%	\$270,600	4.42
24	52 Bellevue Avenue	Colonial	5	3.1	17	\$1,250,000	\$1,250,000	\$1,262,500	101.00%	\$535,300	2.36
25	6 Glen Oaks Avenue	Colonial	4	3.1	5	\$1,295,000	\$1,295,000	\$1,310,000	101.16%	\$468,600	2.80

© 2004-2014 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Summit

## August 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	54 Rotary Drive	RanchExp	5	4.1	20	\$1,385,000	\$1,385,000	\$1,340,000	96.75%	\$673,800	1.99
27	181 Kent Place Boulevard	Victrian	7	4.0	55	\$1,495,000	\$1,495,000	\$1,405,000	93.98%	\$553,600	2.54
28	232 Woodland Avenue	Colonial	4	2.1	44	\$1,575,000	\$1,495,000	\$1,495,000	100.00%	\$633,600	2.36
29	96 Rotary Drive	Colonial	5	3.1	51	\$1,635,000	\$1,635,000	\$1,577,500	96.48%	\$800,600	1.97
30	27 Silver Lake Drive	Colonial	5	4.1	8	\$2,295,000	\$2,295,000	\$2,250,000	98.04%	\$822,900	2.73
31	90 Colt Road	Colonial	5	3.2	26	\$2,300,000	\$2,300,000	\$2,025,000	88.04%	\$856,000	2.37
32	40 Portland Road	Colonial	6	5.1	58	\$2,895,000	\$2,500,000	\$2,400,000	96.00%	\$1,308,300	1.83
33	257 Oak Ridge Avenue	Colonial	5	4.2	24	\$2,500,000	\$2,500,000	\$2,500,000	100.00%	\$955,600	2.62
34	40 Greenbriar Drive	Colonial	6	5.3	9	\$3,295,000	\$3,295,000	\$3,270,000	99.24%	\$1,162,600	2.81
<b>AVERAGE</b>					<b>24</b>	<b>\$1,115,200</b>	<b>\$1,094,847</b>	<b>\$1,084,188</b>	<b>100.54%</b>		<b>2.57</b>

### ***"ACTIVE"*** LISTINGS IN SUMMIT

**Number of Units:** 69  
**Average List Price:** \$1,105,785  
**Average Days on Market:** 80

### ***"UNDER CONTRACT"*** LISTINGS IN SUMMIT

**Number of Units:** 29  
**Average List Price:** \$881,614  
**Average Days on Market:** 63

# Summit 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	43	52	65	38	34	26	24					37
List Price	\$591,527	\$798,967	\$935,782	\$696,891	\$966,756	\$857,581	\$1,247,371	\$1,094,847					\$965,843
Sales Price	\$588,803	\$761,944	\$902,214	\$684,109	\$944,172	\$860,919	\$1,241,933	\$1,084,188					\$954,473
Sales Price as a % of List Price	99.57%	95.67%	96.81%	99.19%	99.48%	99.67%	100.09%	100.54%					99.44%
Sales Price to Assessed Value	2.37	2.31	2.18	2.40	2.42	2.56	2.56	2.57					2.48
# Units Sold	15	9	14	23	27	31	45	34					198
Active Listings	43	50	75	74	74	81	78	69					68
Under Contracts	27	42	60	73	89	68	34	29					53

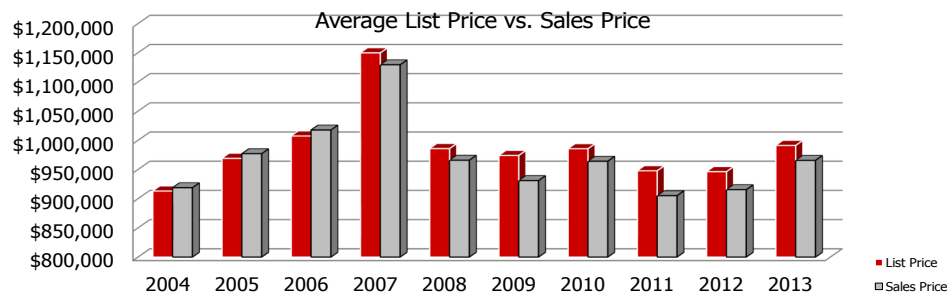
## Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	52	37	-28.35%
Sales Price	\$1,018,709	\$954,473	-6.31%
Sales Price as a % of List Price	98.10%	99.44%	1.37%



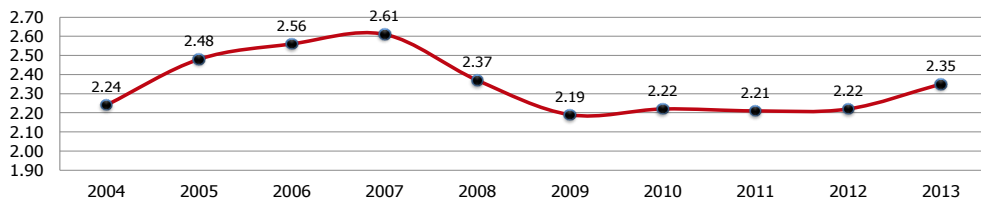
	2013	2014	% Change
# Units Sold	205	198	-3.41%
Active Listings	66	69	4.55%
Under Contracts	37	29	-21.62%

## Summit 2004-2013



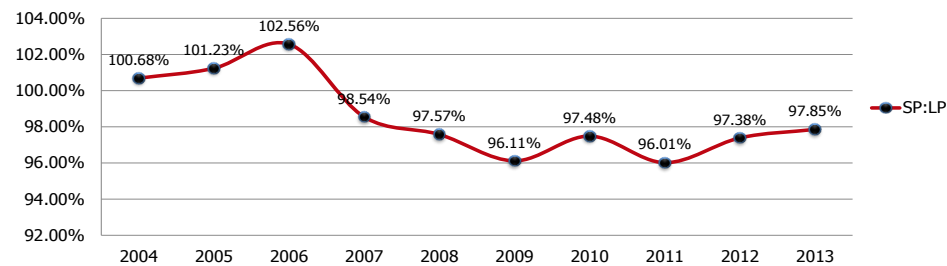
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999	\$964,131	\$905,137	\$915,407	\$965,630

### Sales Price to Assessed Value Ratio

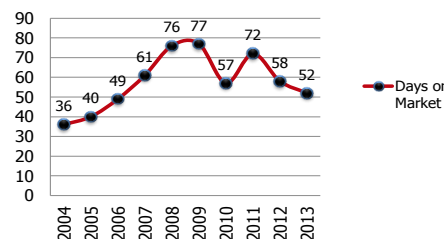


## Summit 2004-2013

### 2004-2013 Sales Price to List Price Ratios



### 2004-2013 Average Days on Market



### 2004-2013 Number of Units Sold

