

Summit

July 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	58 Huntley Road	Ranch	3	1.0	23	\$375,000	\$349,900	\$350,000	100.03%	\$146,800	2.38
2	8 Edgar Street	Colonial	2	1.0	85	\$409,000	\$379,900	\$360,000	94.76%	\$172,400	2.09
3	734 Springfield Avenue	CapeCod	3	2.0	8	\$435,000	\$435,000	\$435,000	100.00%	\$182,100	2.39
4	13 Hughes Place	Colonial	3	1.1	14	\$470,000	\$470,000	\$453,500	96.49%	\$169,200	2.68
5	12 Denman Place	Colonial	4	1.1	28	\$495,000	\$495,000	\$500,000	101.01%	\$174,400	2.87
6	45 Wade Drive	SplitLev	5	2.0	9	\$525,000	\$525,000	\$656,000	124.95%	\$242,500	2.71
7	20 Ascot Way	SplitLev	3	1.1	19	\$538,000	\$538,000	\$524,000	97.40%	\$240,000	2.18
8	8 Malvern Drive	SplitLev	3	1.1	56	\$615,000	\$615,000	\$590,000	95.93%	\$239,900	2.46
9	262 Woodland Avenue	Colonial	3	1.1	8	\$659,900	\$659,900	\$675,000	102.29%	\$222,400	3.04
10	9 Lowell Avenue	Colonial	3	1.1	20	\$689,000	\$689,000	\$689,000	100.00%	\$233,700	2.95
11	17 Knob Hill Drive	SplitLev	3	2.1	8	\$749,000	\$749,000	\$813,000	108.54%	\$395,300	2.06
12	11 Irving Place	Colonial	5	2.1	24	\$750,000	\$750,000	\$740,000	98.67%	\$239,300	3.09
13	11 Brainerd Road	SplitLev	5	3.0	37	\$759,000	\$759,000	\$730,000	96.18%	\$302,500	2.41
14	62 Eggers Court	TwnEndUn	2	3.1	13	\$785,000	\$785,000	\$774,000	98.60%	\$310,800	2.49
15	146 Maple Street	Colonial	4	2.0	19	\$799,000	\$799,000	\$830,000	103.88%	\$330,700	2.51
16	118 Pine Grove Avenue	Colonial	3	2.1	50	\$829,000	\$815,000	\$810,000	99.39%	\$354,500	2.28
17	112 Beekman Road	Ranch	3	3.1	47	\$849,000	\$829,000	\$749,988	90.47%	\$360,100	2.08
18	26 Twombly Drive	RanchExp	4	2.2	19	\$895,000	\$895,000	\$895,000	100.00%	\$446,400	2.00
19	61 Woodland Avenue	Colonial	4	2.1	21	\$999,000	\$999,000	\$965,000	96.60%	\$314,400	3.07
20	27 Windsor Road	Colonial	3	2.1	8	\$1,069,000	\$1,069,000	\$1,062,500	99.39%	\$421,400	2.52
21	6 Hickory Road	Colonial	4	2.1	6	\$1,075,000	\$1,075,000	\$1,262,000	117.40%	\$354,200	3.56
22	5 Bedford Road	Colonial	5	3.0	81	\$1,149,000	\$1,099,000	\$1,062,000	96.63%	\$600,000	1.77
23	47 Parkview Terrace	Colonial	4	2.1	3	\$1,100,000	\$1,100,000	\$1,120,000	101.82%	\$361,500	3.10
24	14 Madison Avenue	Colonial	4	2.1	14	\$1,199,000	\$1,199,000	\$1,280,000	106.76%	\$342,900	3.73
25	60 Blackburn Place	Colonial	4	2.1	7	\$1,199,000	\$1,199,000	\$1,301,000	108.51%	\$545,000	2.39

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26	79 Butler Parkway	Colonial	4	4.1	15	\$1,200,000	\$1,200,000	\$1,200,000	100.00%		
27	87 Woodland Avenue	Colonial	4	2.1	3	\$1,235,000	\$1,235,000	\$1,305,000	105.67%	\$469,000	2.78
28	21 Glen Oaks Avenue	Colonial	4	3.1	7	\$1,245,000	\$1,245,000	\$1,300,000	104.42%	\$575,600	2.26
29	50 Oakland Place	Colonial	6	2.1	117	\$1,249,000	\$1,249,000	\$1,180,000	94.48%	\$392,000	3.01
30	90 Essex Road	Colonial	3	3.2	9	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	\$439,500	3.07
31	135 Woodland Avenue	Colonial	6	4.2	23	\$1,350,000	\$1,350,000	\$1,330,000	98.52%	\$682,900	1.95
32	30 Edgewood Road	Colonial	4	3.1	49	\$1,395,000	\$1,395,000	\$1,250,000	89.61%	\$627,900	1.99
33	78 Blackburn Road	Colonial	5	3.1	10	\$1,485,000	\$1,485,000	\$1,485,000	100.00%	\$611,900	2.43
34	6 Valley View Avenue	Colonial	5	3.2	23	\$1,565,000	\$1,565,000	\$1,550,000	99.04%	\$581,000	2.67
35	20 Woodmere Drive	RanchExp	4	3.0	16	\$1,595,000	\$1,595,000	\$1,500,000	94.04%	\$837,600	1.79
36	6 Westminster Road	Colonial	5	5.0	21	\$1,650,000	\$1,650,000	\$1,580,000	95.76%	\$734,400	2.15
37	80 Prospect Hill Avenue	Colonial	4	2.1	37	\$1,695,000	\$1,695,000	\$1,562,500	92.18%	\$766,400	2.04
38	68 Beekman Road	Colonial	4	4.1	9	\$1,695,000	\$1,695,000	\$1,695,000	100.00%	\$565,800	3.00
39	14 Blackburn Place	Colonial	5	3.1	13	\$1,725,000	\$1,725,000	\$1,687,500	97.83%	\$719,400	2.35
40	251 Kent Place Boulevard	Colonial	5	4.1	19	\$1,950,000	\$1,950,000	\$2,000,000	102.56%	\$582,700	3.43
41	7 Woodmere Drive	Colonial	5	4.2	9	\$2,150,000	\$2,150,000	\$2,175,000	101.16%	\$717,600	3.03
42	45 Bellevue Avenue	Tudor	6	5.1	79	\$2,500,000	\$2,300,000	\$2,275,000	98.91%	\$999,800	2.28
43	48 Greenbriar Drive	Colonial	6	5.3	57	\$3,250,000	\$2,995,000	\$2,875,000	95.99%	\$1,413,400	2.03
44	296 Summit Avenue	Victrian	6	5.2	11	\$3,350,000	\$3,350,000	\$3,310,000	98.81%	\$1,212,600	2.73
45	50 Ox Bow Lane	Colonial	8	7.1	24	\$3,675,000	\$3,675,000	\$3,650,000	99.32%	\$1,197,000	3.05
AVERAGE					26	\$1,260,553	\$1,247,371	\$1,241,933	100.09%		2.56

"ACTIVE" LISTINGS IN SUMMIT

Number of Units: **78**
 Average List Price: **\$1,136,564**
 Average Days on Market: **76**

"UNDER CONTRACT" LISTINGS IN SUMMIT

Number of Units: **34**
 Average List Price: **\$1,019,965**
 Average Days on Market: **39**

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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						40
List Price	\$591,527	\$798,967	\$935,782	\$696,891	\$966,756	\$857,581	\$1,247,371						\$939,098
Sales Price	\$588,803	\$761,944	\$902,214	\$684,109	\$944,172	\$860,919	\$1,241,933						\$927,580
Sales Price as a % of List Price	99.57%	95.67%	96.81%	99.19%	99.48%	99.67%	100.09%						99.21%
Sales Price to Assessed Value	2.37	2.31	2.18	2.40	2.42	2.56	2.56						2.45
# Units Sold	15	9	14	23	27	31	45						164
Active Listings	43	50	75	74	74	81	78						68
Under Contracts	27	42	60	73	89	68	34						56

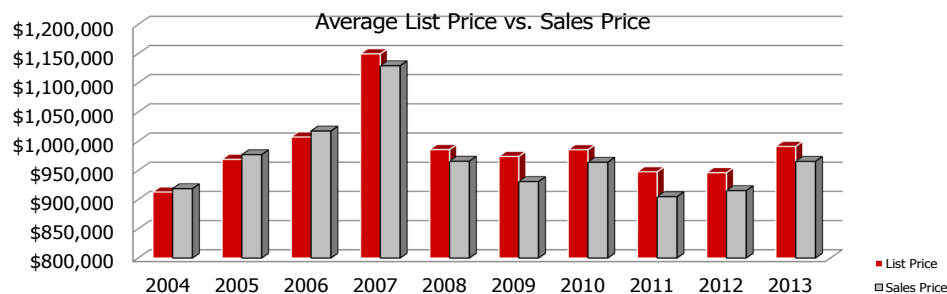
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	53	40	-24.85%
Sales Price	\$1,075,239	\$927,580	-13.73%
Sales Price as a % of List Price	98.03%	99.21%	1.21%



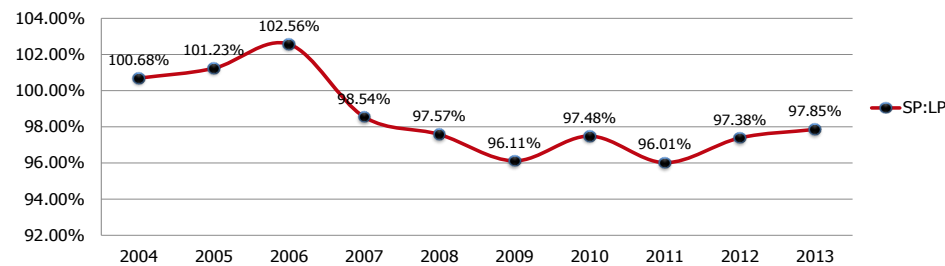
	2013	2014	% Change
# Units Sold	168	164	-2.38%
Active Listings	60	78	30.00%
Under Contracts	55	34	-38.18%

Summit 2004-2013



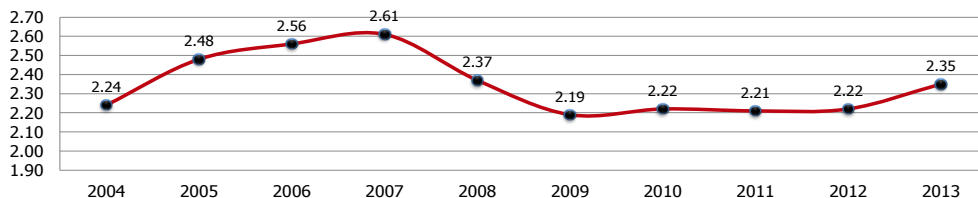
Summit 2004-2013

2004-2013 Sales Price to List Price Ratios

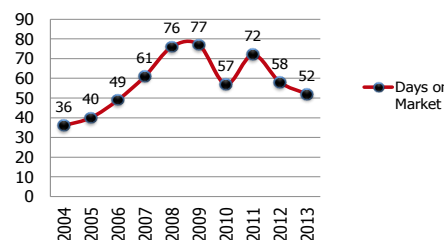


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999	\$964,131	\$905,137	\$915,407	\$965,630

Sales Price to Assessed Value Ratio



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

