

# Summit

## February 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	133 Summit Avenue	OneFloor	2	1.0	97	\$249,000	\$220,000	\$211,000	95.91%		
2	417 Morris Avenue Unit 18	TwnEndUn	2	1.0	49	\$320,000	\$320,000	\$318,000	99.38%	\$118,100	2.69
3	768 Springfield Avenue B7	TwnIntUn	2	2.1	96	\$379,000	\$369,000	\$353,000	95.66%	\$143,500	2.46
4	768 Springfield Avenue C8	TwnIntUn	2	2.1	26	\$359,000	\$359,000	\$370,000	103.06%	\$143,500	2.58
5	56 Huntley Road	Ranch	2	1.0	9	\$399,000	\$399,000	\$375,000	93.98%	\$150,500	2.49
6	31 Milton Avenue	SplitLev	3	1.1	176	\$519,000	\$489,000	\$400,000	81.80%	\$178,200	2.24
7	1 Henry Street	Tudor	3	1.1	42	\$535,000	\$518,000	\$495,000	95.56%	\$180,000	2.75
8	54 Montrose Aveue	Ranch	3	1.0	40	\$599,000	\$599,000	\$570,000	95.16%	\$229,500	2.48
9	7 Malvern Drive	SplitLev	3	1.1	22	\$599,990	\$599,990	\$599,990	100.00%	\$252,800	2.37
10	228 Blackburn Road	SplitLev	4	2.1	24	\$759,000	\$759,000	\$730,000	96.18%	\$351,500	2.08
11	57 Edgewood Road	Ranch	3	3.0	41	\$799,500	\$799,500	\$735,000	91.93%	\$461,700	1.59
12	52 Hawthorne Place	Colonial	5	2.2	67	\$975,000	\$875,000	\$807,500	92.29%	\$532,000	1.52
13	9 Yale Street	Bi-Level	4	2.0	32	\$825,000	\$825,000	\$810,000	98.18%	\$361,600	2.24
14	26 Beekman Terrace	Colonial	4	2.2	0	\$1,250,000	\$1,250,000	\$1,212,500	97.00%	\$459,600	2.64
15	89 Kent Place Boulevard	Colonial	5	3.1	22	\$1,295,000	\$1,295,000	\$1,300,000	100.39%	\$409,200	3.18
16	3 Glendale Road	Custom	5	4.1	15	\$1,550,000	\$1,550,000	\$1,505,000	97.10%	\$684,000	2.20
17	29 Beekman Road	Colonial	6	4.1	156	\$1,695,000	\$1,625,000	\$1,525,000	93.85%	\$593,700	2.57
18	1 Crest Acre Court	Colonial	4	4.1	61	\$2,195,000	\$2,195,000	\$2,100,000	95.67%	\$1,087,400	1.93
<b>AVERAGE</b>					<b>54</b>	<b>\$850,138</b>	<b>\$835,916</b>	<b>\$800,944</b>	<b>95.73%</b>		<b>2.35</b>

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

**Number of Units:** 60  
**Average List Price:** \$1,563,545  
**Average Days on Market:** 52

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

**Number of Units:** 41  
**Average List Price:** \$1,033,459  
**Average Days on Market:** 45

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Not intended to solicit a property already listed.

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

# Summit 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	59	54											57
List Price	\$897,550	\$835,916											\$864,920
Sales Price	\$875,094	\$800,944											\$835,838
Sales Price as a % of List Price	97.33%	95.73%											96.48%
Sales Price to Assessed Value	2.40	2.35											2.37
# Units Sold	16	18											34
Active Listings	58	60											59
Under Contracts	30	41											36

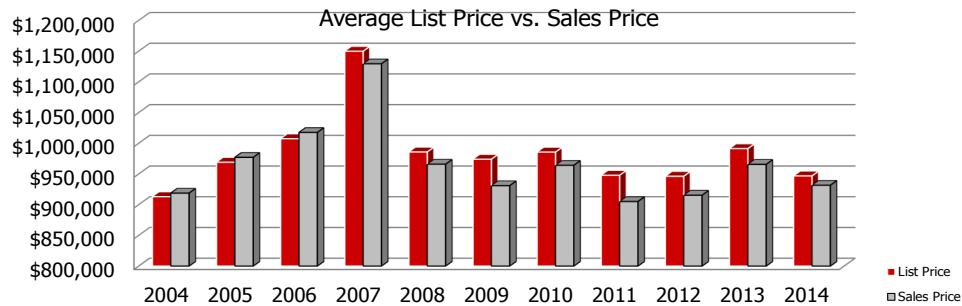
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	43	57	31.92%
Sales Price	\$653,731	\$835,838	27.86%
Sales Price as a % of List Price	98.11%	96.48%	-1.66%

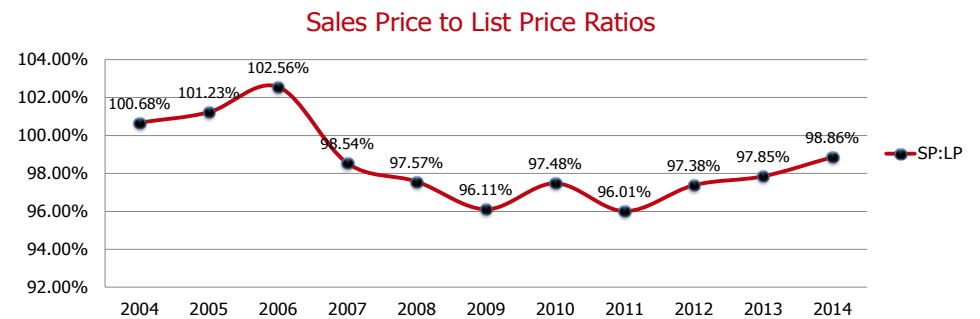


	2014	2015	% Change
# Units Sold	24	34	41.67%
Active Listings	50	60	20.00%
Under Contracts	42	41	-2.38%

## Summit Yearly Market Trends

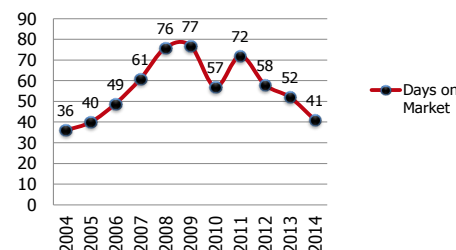


## Summit Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
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
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

## Average Days on Market



## Number of Units Sold

