

Summit

January 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 Unit 34	OneFloor	2	1.0	20	\$265,000	\$265,000	\$255,000	96.23%		
2	768 Springfield Avenue E7	TwnIntUn	2	2.1	55	\$379,000	\$369,000	\$370,000	100.27%	\$143,500	2.58
3	42 Elm Street Unit 38A	TwnEndUn	1	1.1	168	\$419,000	\$399,900	\$355,000	88.77%	\$161,600	2.20
4	28 Morris Avenue Apt CC1	TwnEndUn	2	2.1	87	\$510,000	\$510,000	\$500,000	98.04%	\$215,200	2.32
5	28 Wade Drive	SplitLev	3	2.0	46	\$600,000	\$600,000	\$610,000	101.67%	\$223,900	2.72
6	8 Baltusrol Place	Duplex	6	3.1	17	\$629,000	\$629,000	\$605,000	96.18%	\$227,200	2.66
7	1 Euclid Avenue Apt 3-F	HighRise	2	2.0	90	\$675,000	\$634,900	\$618,000	97.34%	\$217,800	2.84
8	57 Madison Avenue	Colonial	3	1.1	13	\$729,000	\$729,000	\$705,000	96.71%	\$240,900	2.93
9	29 High Street	Colonial	4	1.1	98	\$749,000	\$649,000	\$590,000	90.91%	\$320,600	1.84
10	103 W End Avenue	Colonial	6	4.1	13	\$799,999	\$799,999	\$821,000	102.63%	\$407,500	2.01
11	6 Primrose Place	Colonial	4	2.2	62	\$1,125,000	\$1,050,000	\$1,025,000	97.62%	\$400,200	2.56
12	20 Ruthven Place	Colonial	5	3.1	10	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$433,400	2.65
13	27 Parmley Place	TwnEndUn	3	3.1	8	\$1,295,000	\$1,295,000	\$1,295,000	100.00%	\$570,700	2.27
14	45 Colt Road	Colonial	4	2.2	57	\$1,550,000	\$1,550,000	\$1,480,000	95.48%	\$795,800	1.86
15	25 Colt Road	Colonial	5	4.1	37	\$1,635,000	\$1,635,000	\$1,672,500	102.29%	\$680,700	2.46
16	29 Greenbriar Drive	Colonial	6	4.1	167	\$2,195,000	\$2,095,000	\$1,950,000	93.08%	\$947,200	2.06
AVERAGE					59	\$919,062	\$897,550	\$875,094	97.33%		2.40

"ACTIVE" LISTINGS IN SUMMIT

Number of Units: 58
Average List Price: \$1,373,583
Average Days on Market: 60

"UNDER CONTRACT" LISTINGS IN SUMMIT

Number of Units: 30
Average List Price: \$919,480
Average Days on Market: 59

© 2004-2015 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 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	59												59
List Price	\$897,550												\$897,550
Sales Price	\$875,094												\$875,094
Sales Price as a % of List Price	97.33%												97.33%
Sales Price to Assessed Value	2.40												2.40
# Units Sold	16												16
Active Listings	58												58
Under Contracts	30												30

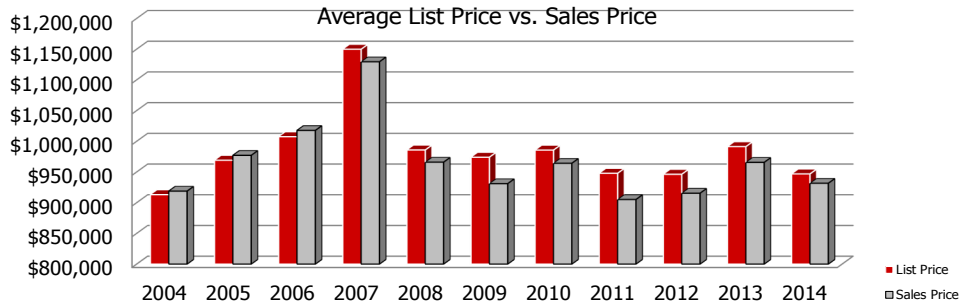
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	43	59	38.43%
Sales Price	\$588,803	\$875,094	48.62%
Sales Price as a % of List Price	99.57%	97.33%	-2.26%

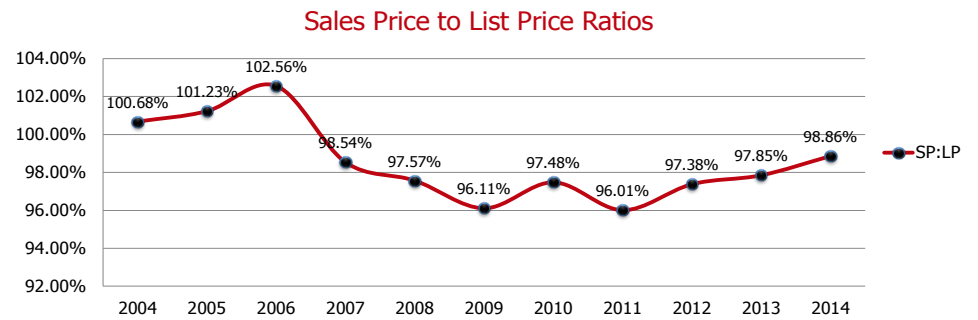


	2014	2015	% Change
# Units Sold	15	16	6.67%
Active Listings	43	58	34.88%
Under Contracts	27	30	11.11%

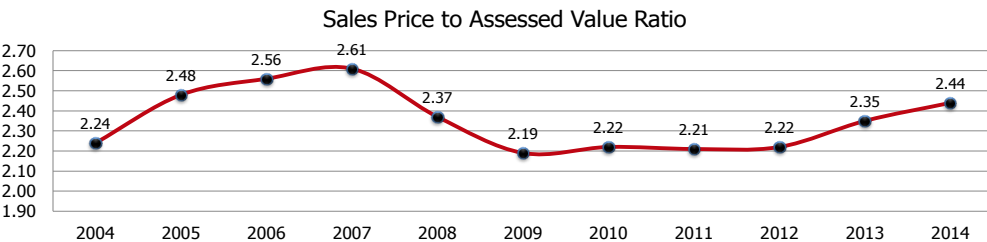
Summit Yearly Market Trends



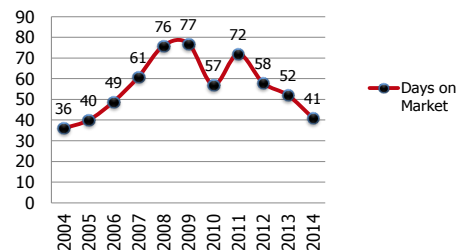
Summit Yearly Market Trends



	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

