

# Summit

## March 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	417 Morris Avenue Unit 17	TwnIntUn	2	1.0	96	\$339,500	\$329,900	\$330,000	100.03%	\$118,100	2.79
2	768 Springfield Avenue E4	TwnIntUn	2	2.1	24	\$369,000	\$369,000	\$360,000	97.56%	\$143,500	2.51
3	37 Miele Place	CapeCod	4	2.0	11	\$399,000	\$399,000	\$380,000	95.24%	\$183,900	2.07
4	8 Harvard Street	Colonial	3	2.0	109	\$499,000	\$450,000	\$425,000	94.44%	\$239,300	1.78
5	14 Garden Road	Ranch	3	2.0	12	\$599,000	\$599,000	\$638,000	106.51%	\$331,500	1.92
6	31 Colony Drive	Colonial	3	1.1	10	\$604,000	\$604,000	\$675,000	111.75%	\$311,700	2.17
7	21 Gloucester Road	Custom	6	3.2	39	\$850,000	\$850,000	\$829,000	97.53%	\$671,600	1.23
8	63 Eggers Court	TwnIntUn	3	3.2	10	\$799,000	\$799,000	\$837,000	104.76%	\$315,000	2.66
9	50A New England Avenue	TwnEndUn	3	3.1	30	\$999,000	\$999,000	\$947,500	94.84%	\$415,300	2.28
10	12 Dogwood Drive	Colonial	5	3.2	61	\$1,195,000	\$1,195,000	\$997,500	83.47%	\$551,000	1.81
11	40 Miele Place	Colonial	4	3.0	0	\$1,099,000	\$1,099,000	\$1,067,000	97.09%		
12	4 Pembroke Road	Colonial	6	3.1	32	\$1,550,000	\$1,550,000	\$1,500,000	96.77%	\$651,600	2.30
13	115 Woodland Avenue	Colonial	6	3.1	21	\$2,125,000	\$2,125,000	\$2,008,470	94.52%	\$912,700	2.20
14	104 Oak Ridge Avenue	Colonial	5	5.1	9	\$2,200,000	\$2,200,000	\$2,600,000	118.18%	\$916,300	2.84
15	38 Linden Place	Colonial	7	7.1	30	\$3,200,000	\$3,200,000	\$3,100,000	96.88%		
AVERAGE					33	\$1,121,767	\$1,117,860	\$1,112,965	99.31%		2.20

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

Number of Units: 75  
 Average List Price: \$1,510,849  
 Average Days on Market: 51

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

Number of Units: 51  
 Average List Price: \$1,190,818  
 Average Days on Market: 46

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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	33										49
List Price	\$897,550	\$835,916	\$1,117,860										\$942,351
Sales Price	\$875,094	\$800,944	\$1,112,965										\$920,673
Sales Price as a % of List Price	97.33%	95.73%	99.31%										97.34%
Sales Price to Assessed Value	2.40	2.35	2.20										2.32
# Units Sold	16	18	15										49
Active Listings	58	60	75										64
Under Contracts	30	41	51										41

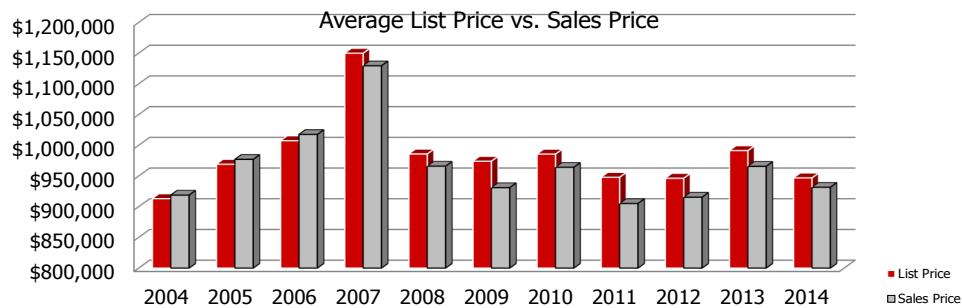
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	46	49	6.62%
Sales Price	\$745,278	\$920,673	23.53%
Sales Price as a % of List Price	97.63%	97.34%	-0.29%

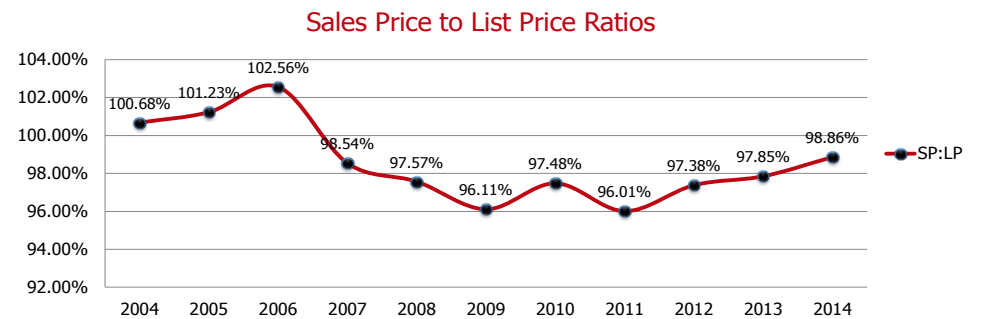


	2014	2015	% Change
# Units Sold	38	49	28.95%
Active Listings	75	75	0.00%
Under Contracts	60	51	-15.00%

## Summit Yearly Market Trends

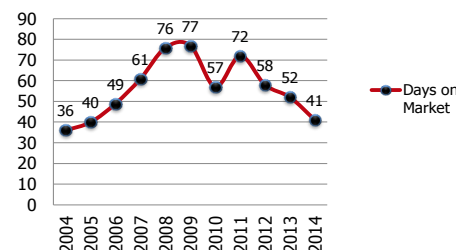


## Summit Yearly Market Trends



	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

