

Summit

July 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 14	TwnIntUn	2	1.0	10	\$325,000	\$325,000	\$325,300	100.09%	\$118,100	2.75
2	8 Middle Avenue	CapeCod	2	1.0	25	\$339,000	\$339,000	\$350,000	103.24%	\$106,600	3.28
3	91 Ashwood Avenue	Colonial	4	1.1	107	\$399,000	\$399,000	\$390,000	97.74%	\$217,300	1.79
4	18 Miele Place	CapeCod	3	1.0	14	\$399,000	\$399,000	\$410,000	102.76%	\$179,900	2.28
5	17 Van Dyke Place	Colonial	3	2.0	37	\$465,000	\$439,000	\$412,500	93.96%	\$198,200	2.08
6	43 Baltusrol Road	Tudor	3	1.1	22	\$489,000	\$489,000	\$455,000	93.05%	\$183,300	2.48
7	131 Orchard Street	SplitLev	3	1.1	13	\$459,000	\$459,000	\$459,000	100.00%	\$152,400	3.01
8	67-73 New England Ave 75C	MultiFlr	2	2.1	17	\$525,000	\$525,000	\$519,000	98.86%	\$210,300	2.47
9	6 New Providence Avenue	SplitLev	3	2.0	16	\$550,000	\$550,000	\$550,000	100.00%	\$277,800	1.98
10	16 Evergreen Road	Colonial	3	1.1	12	\$580,000	\$580,000	\$580,000	100.00%	\$235,400	2.46
11	26 Wade Drive	SplitLev	4	2.1	36	\$825,000	\$785,000	\$785,000	100.00%	\$254,100	3.09
12	21 Beekman Terrace	Colonial	3	2.1	9	\$799,000	\$799,000	\$809,000	101.25%	\$293,000	2.76
13	145 Colonial Road	Colonial	3	1.1	8	\$725,000	\$725,000	\$812,500	112.07%	\$282,900	2.87
14	61 Eggers Court	MultiFlr	3	3.1	22	\$819,000	\$819,000	\$819,000	100.00%	\$315,000	2.60
15	65 Eggers Court	TwnIntUn	3	3.1	24	\$839,000	\$839,000	\$823,500	98.15%	\$310,800	2.65
16	180 Woodland Avenue	Bi-Level	4	3.0	14	\$939,000	\$939,000	\$946,000	100.75%	\$364,500	2.60
17	46 Rotary Drive	RanchExp	4	3.0	57	\$1,245,000	\$1,098,000	\$950,000	86.52%	\$511,100	1.86
18	85 Kent Place Boulevard	Victrian	8	3.0	2	\$1,099,000	\$1,099,000	\$999,000	90.90%	\$514,200	1.94
19	6 Beekman Road	Colonial	5	3.1	147	\$1,075,000	\$1,075,000	\$1,075,000	100.00%	\$379,000	2.84
20	28 Oshea Lane	Colonial	4	2.1	7	\$1,099,000	\$1,099,000	\$1,100,000	100.09%	\$458,100	2.40
21	267 Kent Place Boulevard	Colonial	4	2.1	9	\$1,125,000	\$1,125,000	\$1,125,000	100.00%	\$366,800	3.07

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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.

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22	50 Bellevue Avenue	Colonial	4	2.1	8	\$1,150,000	\$1,150,000	\$1,125,000	97.83%	\$565,000	1.99
23	32 Glendale Road	Contemp	4	3.1	56	\$1,100,000	\$1,100,000	\$1,171,000	106.45%	\$483,800	2.42
24	8 Woodcroft Road	Colonial	4	2.2	134	\$1,350,000	\$1,260,000	\$1,265,000	100.40%	\$568,600	2.22
25	11 Winchester Road	Colonial	3	2.2	51	\$1,350,000	\$1,325,000	\$1,325,000	100.00%	\$525,000	2.52
26	52 Division Avenue	Colonial	5	3.0	39	\$1,375,000	\$1,375,000	\$1,378,000	100.22%	\$538,200	2.56
27	9 Rotary Lane	Colonial	4	3.2	8	\$1,399,000	\$1,399,000	\$1,510,000	107.93%	\$585,000	2.58
28	164 Blackburn Road	Colonial	5	4.1	39	\$1,725,000	\$1,650,000	\$1,630,000	98.79%	\$646,300	2.52
29	19 Blackburn Road	Carriage	5	4.1	14	\$2,095,000	\$2,095,000	\$2,010,000	95.94%	\$796,400	2.52
30	162 Mountain Avenue	Chalet	4	4.1	26	\$2,189,000	\$2,189,000	\$2,050,000	93.65%	\$1,199,800	1.71
31	24 Brantwood Drive	Colonial	6	5.2	115	\$2,245,000	\$2,245,000	\$2,200,000	98.00%		
AVERAGE					35	\$1,003,129	\$990,129	\$979,316	99.31%		2.48

"ACTIVE" LISTINGS IN SUMMIT

Number of Units: 96
Average List Price: \$1,383,535
Average Days on Market: 72

"UNDER CONTRACT" LISTINGS IN SUMMIT

Number of Units: 63
Average List Price: \$1,087,729
Average Days on Market: 39

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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	37	32	38	35						40
List Price	\$897,550	\$835,916	\$1,117,860	\$750,518	\$1,130,948	\$1,048,410	\$990,129						\$979,051
Sales Price	\$875,094	\$800,944	\$1,112,965	\$736,485	\$1,103,110	\$1,033,981	\$979,316						\$961,146
Sales Price as a % of List Price	97.33%	95.73%	99.31%	98.92%	98.17%	99.15%	99.31%						98.42%
Sales Price to	2.40	2.35	2.20	2.69	2.66	2.59	2.48						2.50
# Units Sold	16	18	15	17	21	31	31						149
Active Listings	58	60	75	108	109	108	96						88
Under Contracts	30	41	51	61	60	58	63						52

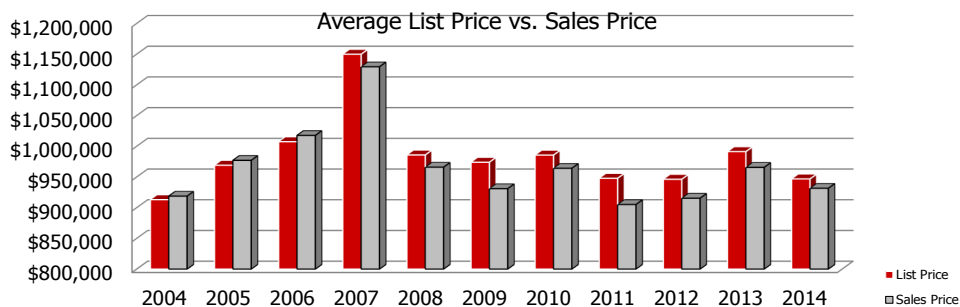
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	40	40	1.61%
Sales Price	\$927,580	\$961,146	3.62%
Sales Price as a % of List Price	99.21%	98.42%	-0.80%

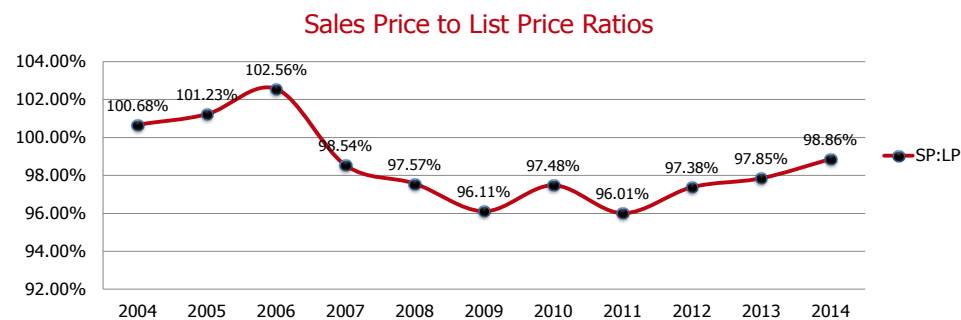


	2014	2015	% Change
# Units Sold	164	149	-9.15%
Active Listings	78	96	23.08%
Under Contracts	34	63	85.29%

Summit Yearly Market Trends

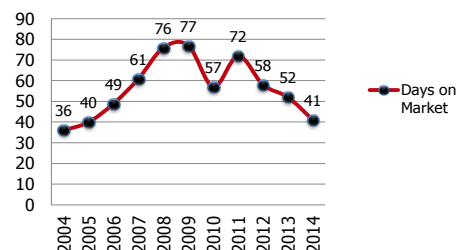


Summit Yearly Market Trends



	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

