

Summit

November 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	1	1.0	42	\$230,000	\$230,000	\$205,000	89.13%		
2	19 William Street	Split Level	3	2.0	121	\$430,000	\$410,000	\$385,000	93.90%	\$173,900	2.21
3	26 Huntley Road	Ranch	3	2.0	24	\$449,000	\$449,000	\$440,000	98.00%	\$163,700	2.69
4	6 South Street	Colonial	4	2.0	91	\$545,000	\$529,000	\$505,000	95.46%	\$201,000	2.51
5	31 Ashwood Avenue	Colonial	4	2.1	4	\$589,000	\$589,000	\$590,000	100.17%	\$262,900	2.24
6	17 Grove Street	Colonial	3	2.2	75	\$653,000	\$645,000	\$630,000	97.67%	\$271,900	2.32
7	21 Grove Street	Colonial	3	2.2	18	\$649,000	\$649,000	\$630,000	97.07%	\$299,700	2.10
8	10 Ashland Road	Colonial	4	2.3	14	\$899,000	\$899,000	\$890,000	99.00%	\$371,000	2.40
9	6 Baltusrol Road	Colonial	5	3.0	68	\$995,000	\$899,000	\$899,000	100.00%		
10	253 Ashland Road	Colonial	4	3.0	73	\$995,000	\$960,000	\$940,000	97.92%	\$430,900	2.18
11	118 Ashland Road	Colonial	4	2.1	1	\$995,000	\$995,000	\$995,000	100.00%	\$334,700	2.97
12	17 Knob Hill Drive	Split Level	4	3.1	8	\$1,195,000	\$1,195,000	\$1,195,000	100.00%	\$395,300	3.02
13	28 Waldron Avenue	Victorian	5	3.1	50	\$1,400,000	\$1,330,000	\$1,240,000	93.23%	\$364,100	3.41
14	65 Butler Parkway	Colonial	5	4.0	19	\$1,350,000	\$1,350,000	\$1,350,000	100.00%		
15	33 Silver Lake Drive	Custom	4	3.2	15	\$1,650,000	\$1,650,000	\$1,600,000	96.97%	\$722,200	2.22
16	37 Druid Hill Road	Tudor	4	3.2	1	\$2,050,000	\$2,050,000	\$2,000,000	97.56%	\$798,000	2.51
17	10 Oxbow Lane	Colonial	5	6.2	157	\$4,295,000	\$3,999,000	\$3,512,000	87.82%	\$1,439,700	2.44
AVERAGE					46	\$1,139,353	\$1,107,529	\$1,059,176	96.70%		2.52

"ACTIVE" LISTINGS IN SUMMIT

Number of Units: 62
 Average List Price: \$1,318,265
 Average Days on Market: 82

"UNDER CONTRACT" LISTINGS IN SUMMIT

Number of Units: 54
 Average List Price: \$1,232,091
 Average Days on Market: 65

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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	37	32	38	35	33	36	73	46		41
List Price	\$897,550	\$835,916	\$1,117,860	\$750,518	\$1,130,948	\$1,048,410	\$990,129	\$1,078,863	\$963,627	\$1,161,462	\$1,107,529		\$1,009,286
Sales Price	\$875,094	\$800,944	\$1,112,965	\$736,485	\$1,103,110	\$1,033,981	\$979,316	\$1,071,504	\$942,295	\$1,135,769	\$1,059,176		\$989,787
Sales Price as a % of List Price	97.33%	95.73%	99.31%	98.92%	98.17%	99.15%	99.31%	99.57%	97.25%	98.06%	96.70%		98.29%
Sales Price to Assessed Value	2.40	2.35	2.20	2.69	2.66	2.59	2.48	2.52	2.49	2.30	2.52		2.51
# Units Sold	16	18	15	17	21	31	31	32	30	13	17		241
Active Listings	58	60	75	108	109	108	96	77	97	86	62		85
Under Contracts	30	41	51	61	60	58	63	43	39	56	54		51

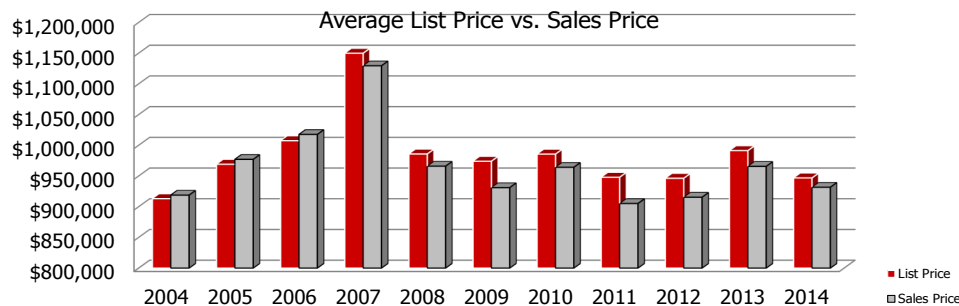
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	41	41	0.84%
Sales Price	\$941,543	\$989,787	5.12%
Sales Price as a % of List Price	98.84%	98.29%	-0.56%

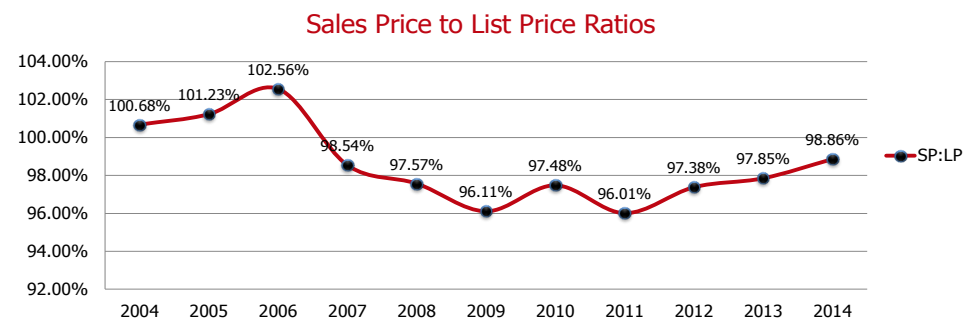


	2014	2015	% Change
# Units Sold	238	241	1.26%
Active Listings	51	62	21.57%
Under Contracts	42	54	28.57%

Summit Yearly Market Trends

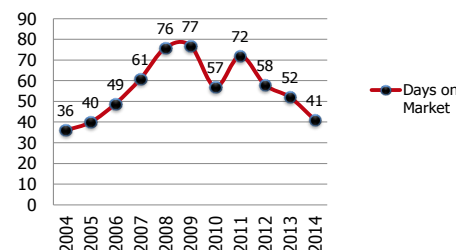


Summit Yearly Market Trends



	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

