

# Summit

## November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	52 Springfield Avenue UC	TwnEndUn	2	2.1	56	\$395,000	\$375,900	\$363,000	96.57%	\$265,900	1.37
2	26 Ashwood Avenue	Duplex	3	2.0	22	\$595,000	\$595,000	\$520,000	87.39%	\$241,600	2.15
3	18 Morris Court	CapeCod	3	1.1	9	\$560,000	\$560,000	\$560,000	100.00%	\$209,600	2.67
4	10 Passaic Avenue	Colonial	4	2.0	12	\$675,000	\$675,000	\$655,000	97.04%	\$237,000	2.76
5	21 Ridgedale Avenue	Colonial	4	2.1	11	\$689,000	\$689,000	\$675,000	97.97%	\$214,200	3.15
6	31 Sheffield Road	Ranch	3	2.1	15	\$789,000	\$789,000	\$770,000	97.59%	\$290,600	2.65
7	36 Locust Drive	Carriage	4	2.1	0	\$799,000	\$799,000	\$790,000	98.87%	\$474,600	1.66
8	50 Ashland Road	Tudor	3	1.1	21	\$839,000	\$839,000	\$839,000	100.00%	\$347,800	2.41
9	18 Edgemont Avenue	Tudor	4	3.0	8	\$895,000	\$895,000	\$900,000	100.56%	\$422,200	2.13
10	27 Colony Drive	Colonial	3	2.1	21	\$1,095,000	\$1,095,000	\$1,055,000	96.35%	\$375,000	2.81
11	87 Woodland Avenue	Colonial	4	2.1	78	\$1,375,000	\$1,295,000	\$1,280,000	98.84%	\$485,400	2.64
12	3 Joanna Way	Colonial	5	2.1	7	\$1,275,000	\$1,275,000	\$1,306,000	102.43%	\$570,700	2.29
13	83 Tanglewood Drive	RanchExp	4	4.1	13	\$1,499,000	\$1,499,000	\$1,501,000	100.13%	\$642,200	2.34
14	17 Sunset Drive	Colonial	7	6.1	34	\$3,395,000	\$3,395,000	\$3,225,000	94.99%		
AVERAGE					22	\$1,062,500	\$1,055,421	\$1,031,357	97.77%		2.39

### "ACTIVE" Listings in Summit

Number of Units: **69**  
Average List Price: **\$1,296,307**  
Average Days on Market: **94**

### "UNDER CONTRACT" Listings in Summit

Number of Units: **27**  
Average List Price: **\$1,051,370**  
Average Days on Market: **56**

# Summit 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	52	79	63	46	39	27	36	49	45	60	22		44
List Price	\$1,016,945	\$1,881,445	\$963,268	\$1,103,396	\$1,149,966	\$1,280,583	\$1,320,876	\$1,447,207	\$786,355	\$930,558	\$1,055,421		\$1,183,454
Sales Price	\$985,056	\$1,805,385	\$929,530	\$1,073,000	\$1,140,009	\$1,262,268	\$1,290,136	\$1,398,561	\$767,500	\$900,121	\$1,031,357		\$1,153,946
Sales Price as a % of List Price	98.63%	97.03%	98.38%	97.19%	99.17%	99.29%	98.40%	98.16%	97.49%	96.98%	97.77%		98.25%
Sales Price to Assessed Value	2.61	2.55	2.50	2.43	2.57	2.65	2.74	2.55	2.80	2.59	2.39		2.59
# Units Sold	22	11	22	25	33	41	33	29	11	24	14		265
Active Listings	64	86	81	105	108	93	91	77	96	88	69		87
Under Contracts	25	43	58	64	65	54	41	28	27	24	27		41

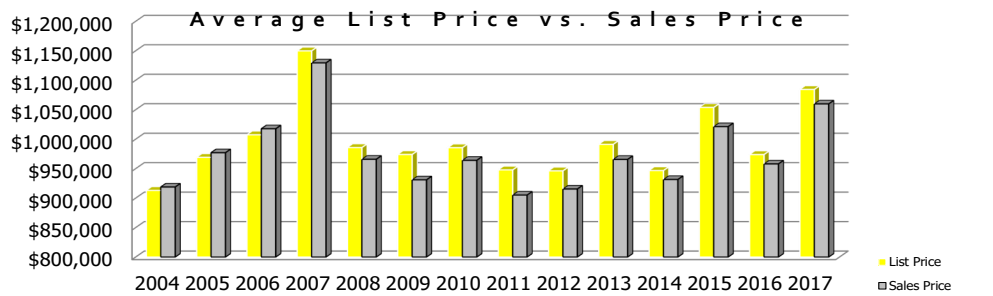
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	42	44	5.10%
Sales Price	\$1,036,260	\$1,153,946	11.36%
Sales Price to Assessed Value	2.55	2.59	1.54%

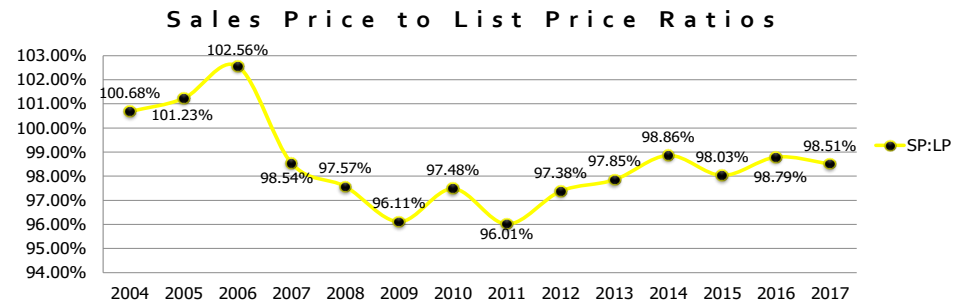
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YTD	2017	2018	% Change
# Units Sold	269	265	-1.49%
Active Listings	66	69	4.55%
Under Contracts	42	27	-35.71%

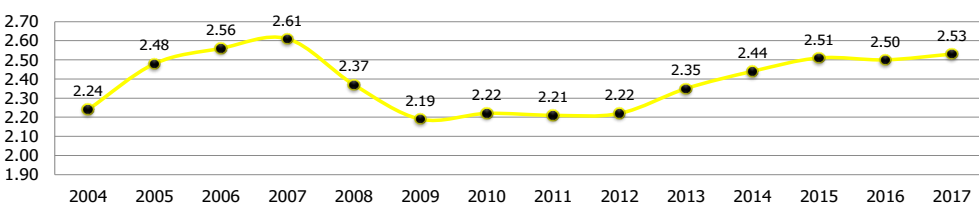
### Summit Yearly Market Trends



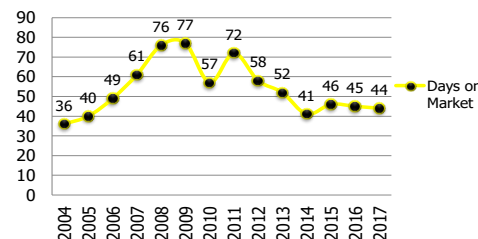
### Summit Yearly Market Trends



### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

