

Summit

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	133 Summit Avenue Unit 24	OneFloor	2	1.0	137	\$319,000	\$265,000	\$252,500	95.28%		
2	390 Morris Avenue Unit 8	MultiFlr	2	1.0	106	\$299,000	\$279,000	\$277,000	99.28%	\$91,200	3.04
3	76 New England Avenue 26	MultiFlr	2	2.1	1	\$515,000	\$515,000	\$525,500	102.04%	\$164,900	3.19
4	4 Morris Court	Colonial	2	1.1	12	\$559,000	\$559,000	\$552,000	98.75%	\$192,400	2.87
5	19 William Street	Split Level	3	2.0	7	\$549,000	\$549,000	\$559,000	101.82%	\$173,900	3.21
6	39 Edgar Street	Split Level	3	2.0	12	\$619,000	\$619,000	\$619,000	100.00%	\$227,100	2.73
7	5 Eaton Court	Ranch	3	2.0	4	\$689,000	\$689,000	\$650,000	94.34%	\$166,600	3.90
8	32 Locust Drive	CapeCod	4	3.0	14	\$740,000	\$740,000	\$772,500	104.39%	\$290,700	2.66
9	20 Eggers Court	TwnIntUn	3	3.1	29	\$789,000	\$789,000	\$775,000	98.23%	\$308,100	2.52
10	178 Colonial Road	Colonial	4	1.1	10	\$799,000	\$799,000	\$800,000	100.13%	\$263,400	3.04
11	50 Parmley Place Unit 207	OneFloor	2	2.0	22	\$849,900	\$849,900	\$825,000	97.07%	\$357,400	2.31
12	82 Franklin Place Unit 10	Duplex	2	2.1	545	\$1,150,000	\$899,000	\$830,000	92.32%		
13	145 Ashland Road	Tudor	4	2.1	56	\$880,000	\$880,000	\$840,000	95.45%	\$383,700	2.19
14	82 Franklin Place Unit 11	Duplex	2	2.1	402	\$999,000	\$999,000	\$920,000	92.09%		
15	83 Maple Street	Colonial	5	3.2	13	\$1,080,000	\$1,080,000	\$990,000	91.67%	\$461,700	2.14
16	4 Dale Drive	Bi-Level	4	2.1	6	\$975,000	\$975,000	\$999,994	102.56%	\$358,800	2.79
17	28 Karen Way	Custom	4	3.1	36	\$1,295,000	\$1,199,000	\$1,165,000	97.16%	\$334,800	3.48
18	7 Joanna Way	Split Level	4	3.1	21	\$1,199,000	\$1,199,000	\$1,195,000	99.67%	\$470,000	2.54
19	220 Mountain Avenue	Colonial	4	3.1	13	\$1,199,500	\$1,199,500	\$1,210,000	100.88%	\$482,500	2.51
20	68 Woodland Avenue	Colonial	5	4.1	17	\$1,375,000	\$1,375,000	\$1,360,000	98.91%	\$603,900	2.25

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21	18 Sherman Avenue	Tudor	4	3.1	11	\$1,399,000	\$1,399,000	\$1,450,000	103.65%	\$466,300	3.11
22	130 Beechwood Road	Colonial	6	3.1	46	\$1,685,000	\$1,465,000	\$1,475,000	100.68%	\$506,500	2.91
23	77 Canoe Brook Parkway	Colonial	5	5.1	184	\$1,625,000	\$1,520,000	\$1,477,000	97.17%		
24	9 Robin Hood Road	Custom	4	2.2	51	\$1,675,000	\$1,595,000	\$1,500,000	94.04%	\$587,200	2.55
25	17 Club Drive	Colonial	4	3.1	36	\$1,695,000	\$1,650,000	\$1,600,000	96.97%	\$740,200	2.16
26	11 Ox Bow Lane	Colonial	5	4.1	16	\$1,849,000	\$1,849,000	\$1,835,000	99.24%	\$801,100	2.29
27	27 Warwick Road	Colonial	5	3.1	9	\$1,925,000	\$1,925,000	\$1,935,000	100.52%	\$879,700	2.20
28	36 Colt Road	Colonial	6	3.3	84	\$2,295,000	\$2,095,000	\$1,950,000	93.08%	\$770,300	2.53
AVERAGE					68	\$1,108,121	\$1,069,871	\$1,047,839	98.12%		2.71

"Active" Listings in Summit

Number of Units: 46
 Average List Price: \$1,479,585
 Average Days on Market: 89

"Under Contract" Listings in Summit

Number of Units: 46
 Average List Price: \$1,132,822
 Average Days on Market: 53

Summit 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	87	91	72	42	29	37	36	44	24	34	43	68	46
List Price	\$1,071,352	\$849,636	\$919,871	\$1,082,412	\$982,636	\$1,145,810	\$1,196,798	\$1,296,789	\$1,189,973	\$1,309,747	\$1,168,280	\$1,069,871	\$1,154,834
Sales Price	\$1,033,080	\$816,143	\$885,668	\$1,040,018	\$958,068	\$1,104,952	\$1,170,769	\$1,283,512	\$1,187,826	\$1,308,281	\$1,158,535	\$1,047,839	\$1,134,965
SP:LP%	96.98%	96.70%	96.50%	96.53%	98.88%	96.82%	98.71%	99.61%	99.62%	99.94%	99.80%	98.12%	98.64%
SP to AV	2.39	2.55	2.36	2.50	2.42	2.51	2.43	2.66	2.66	2.62	2.62	2.71	2.56
# Units Sold	25	14	17	17	22	21	40	64	41	34	35	28	358
3 Mo Rate of Ab	3.19	3.74	4.67	2.36	4.95	4.06	3.28	2.20	1.82	1.80	1.78	1.47	2.94
Active Listings	75	88	78	76	85	82	89	80	78	78	63	46	77
Under Contracts	30	46	44	35	58	94	83	63	55	61	52	46	56

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	48	46	-3.76%
Sales Price	\$1,054,615	\$1,134,965	7.62%
LP:SP	97.47%	98.64%	1.21%
SP:AV	2.45	2.56	4.58%



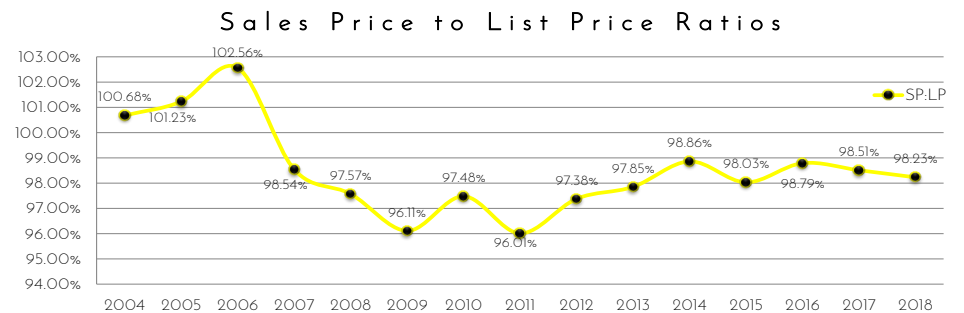
YTD	2019	2020	% Change
# Units Sold	249	358	43.78%
Rate of Ab 3 Mo	2.67	1.47	-44.94%
Actives	52	46	-11.54%
Under Contracts	37	46	24.32%

Summit Yearly Market Trends

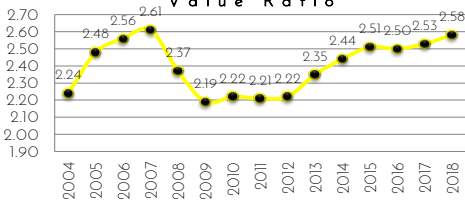


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$918,810	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,200	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969
SP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999	\$964,131	\$905,137	\$915,407	\$965,630	\$931,577	\$1,021,296	\$957,949	\$1,059,822	\$1,145,449

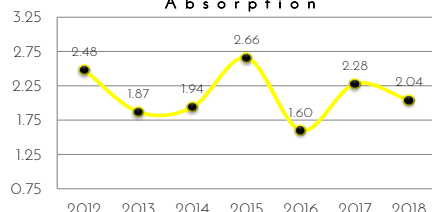
Summit Yearly Market Trends



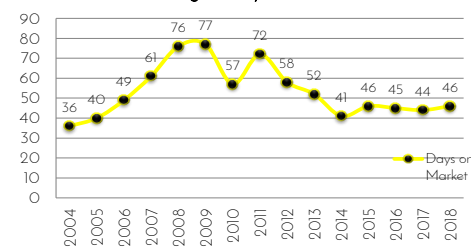
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

