

Summit

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	412 Morris Avenue Unit 30	TwnEndUn	2	2.0	19	\$379,900	\$379,900	\$349,000	91.87%	\$133,100	2.62
2	103 Park Avenue Unit B4	TwnIntUn	3	2.1	54	\$435,000	\$419,000	\$417,000	99.52%	\$157,700	2.64
3	13 Plain Street	CapeCod	4	1.0	4	\$529,000	\$529,000	\$520,000	98.30%	\$188,600	2.76
4	120 Orchard Street	CapeCod	3	2.0	41	\$629,000	\$599,000	\$565,000	94.32%	\$182,400	3.10
5	5 Gary Road	CapeCod	3	2.1	10	\$575,000	\$575,000	\$605,000	105.22%	\$194,100	3.12
6	54 Montrose Avenue	Ranch	3	2.1	35	\$695,000	\$675,000	\$655,000	97.04%	\$229,500	2.85
7	30 Hartley Road	Split Level	4	2.0	104	\$749,000	\$749,000	\$735,000	98.13%	\$263,900	2.79
8	37 Lewis Avenue	Colonial	4	2.1	114	\$875,000	\$800,000	\$775,000	96.88%	\$236,500	3.28
9	14 Devon Road	Split Level	4	3.0	79	\$849,000	\$799,000	\$805,000	100.75%	\$494,900	1.63
10	11 Ashland Road	Colonial	3	1.1	67	\$849,000	\$849,000	\$830,000	97.76%	\$301,500	2.75
11	186 Ashland Road	Colonial	3	2.1	35	\$879,000	\$879,000	\$912,500	103.81%	\$384,600	2.37
12	41 Parkview Terrace	Colonial	3	1.1	6	\$875,000	\$875,000	\$952,000	108.80%	\$380,000	2.51
13	16 Sweetbriar Road	Split Level	5	3.1	22	\$995,000	\$995,000	\$961,000	96.58%	\$574,900	1.67
14	11 Sheffield Road	Ranch	4	3.1	15	\$970,000	\$970,000	\$970,000	100.00%	\$385,100	2.52
15	246 Kent Place Boulevard	Colonial	4	2.1	43	\$1,049,000	\$1,049,000	\$1,010,000	96.28%	\$406,700	2.48
16	37 Pine Grove Avenue	Colonial	5	2.1	76	\$1,195,000	\$1,100,000	\$1,130,000	102.73%	\$614,300	1.84
17	50 Rowan Road	Colonial	4	3.0	8	\$1,195,000	\$1,195,000	\$1,230,000	102.93%	\$509,200	2.42
18	14 Sherman Avenue	Colonial	4	2.2	1	\$1,269,000	\$1,269,000	\$1,269,000	100.00%	\$495,800	2.56
19	82 Franklin Place Unit 7	TwnEndUn	3	3.1	349	\$1,475,000	\$1,475,000	\$1,325,000	89.83%		
20	15 Oakley Avenue	Colonial	5	4.1	7	\$1,299,000	\$1,299,000	\$1,359,000	104.62%	\$520,700	2.61

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January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	74 Rotary Drive	RanchExp	4	3.1	14	\$1,295,000	\$1,295,000	\$1,401,000	108.19%	\$572,100	2.45
22	34 Little Wolf Road	Colonial	6	4.1	8	\$1,795,000	\$1,795,000	\$1,765,000	98.33%	\$725,000	2.43
23	155 Oak Ridge Avenue	Colonial	5	2.1	9	\$1,895,000	\$1,895,000	\$1,895,000	100.00%	\$791,000	2.40
24	7 Sherman Avenue	Colonial	6	5.1	7	\$1,895,000	\$1,895,000	\$1,975,000	104.22%		
25	82 Prospect Hill Avenue	Colonial	6	4.1	124	\$2,250,000	\$2,250,000	\$2,075,000	92.22%	\$803,800	2.58
26	53 Hobart Avenue	Victorian	6	4.2	9	\$2,175,000	\$2,175,000	\$2,305,000	105.98%	\$725,200	3.18
27	37 Hill Crest Avenue	Colonial	5	6.2	52	\$3,295,000	\$3,095,000	\$2,950,000	95.32%	\$1,109,600	2.66
AVERAGE					49	\$1,198,737	\$1,180,737	\$1,175,574	99.62%		2.57

"Active" Listings in Summit

Number of Units: 59
 Average List Price: \$1,443,553
 Average Days on Market: 71

"Under Contract" Listings in Summit

Number of Units: 40
 Average List Price: \$1,076,722
 Average Days on Market: 52

Summit 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49												49
List Price	\$1,180,737												\$1,180,737
Sales Price	\$1,175,574												\$1,175,574
SP:LP%	99.62%												99.62%
SP to AV	2.57												2.57
# Units Sold	27												27
3 Mo Rate of Ab	1.96												1.96
Active Listings	59												59
Under Contracts	40												40

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	87	49	-44.24%
Sales Price	\$1,033,080	\$1,175,574	13.79%
LP:SP	96.98%	99.62%	2.71%
SP:AV	2.39	2.57	7.25%



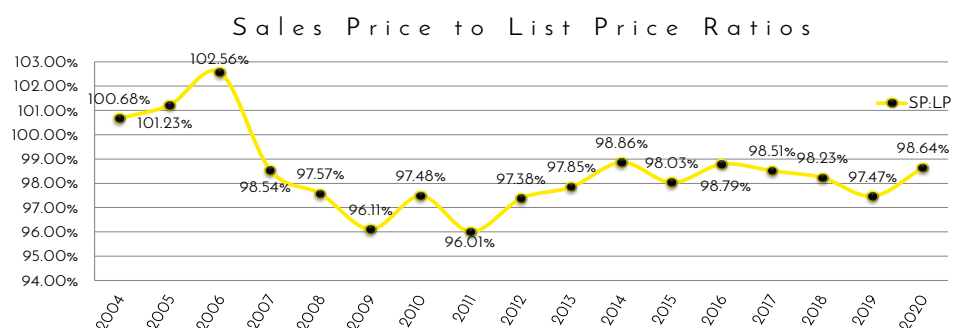
YTD	2020	2021	% Change
# Units Sold	25	27	8.00%
Rate of Ab 3 Mo	3.19	1.96	-38.56%
Actives	75	59	-21.33%
Under Contracts	30	40	33.33%

Summit Yearly Market Trends

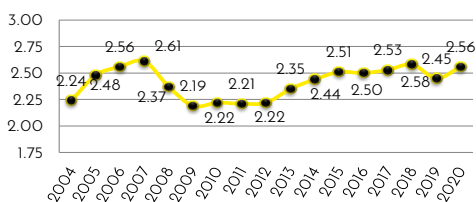


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$73,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969	\$1,088,157	\$1,154,834
SP	\$918,810	\$977,024	\$1,017,629	\$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	\$1,054,615	\$1,134,965

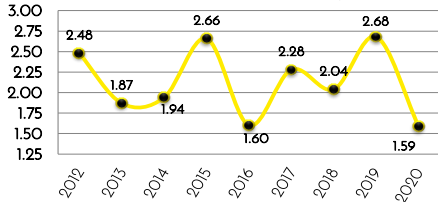
Summit Yearly Market Trends



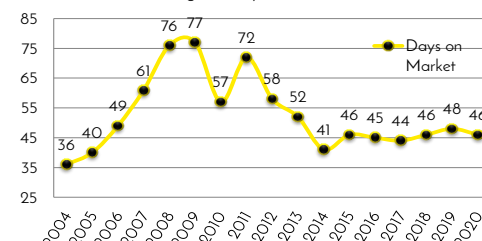
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

