

# Summit

## February 2021 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 Unit 45	OneFloor	2	1.0	183	\$295,000	\$269,999	\$253,500	93.89%		
2	10 Beauvoir Avenue	TwnIntUn	3	1.0	25	\$315,000	\$315,000	\$325,000	103.17%	\$532,400	0.61
3	42 Elm Street Unit 38B	TwnEndUn	1	1.0	56	\$369,000	\$369,000	\$345,000	93.50%	\$142,400	2.42
4	23 Orchard Street	Colonial	4	1.1	22	\$450,000	\$399,900	\$400,000	100.03%	\$155,200	2.58
5	76 New England Avenue Unit 24	TwnIntUn	2	1.1	8	\$425,000	\$425,000	\$430,000	101.18%	\$152,500	2.82
6	8 Edgar Street	Colonial	3	1.1	59	\$550,000	\$539,000	\$515,000	95.55%	\$172,400	2.99
7	26 Glenside Avenue	Colonial	4	3.1	1	\$599,000	\$599,000	\$595,000	99.33%	\$246,700	2.41
8	12 Park Avenue	Colonial	3	2.1	65	\$669,000	\$669,000	\$669,000	100.00%	\$230,700	2.90
9	31 Webster Avenue	Colonial	3	1.1	105	\$779,000	\$759,000	\$741,000	97.63%	\$274,100	2.70
10	16 Lowell Avenue	Colonial	3	2.0	33	\$775,000	\$775,000	\$775,000	100.00%	\$243,400	3.18
11	8 Greenfield Avenue	Bungalow	4	3.0	13	\$859,000	\$859,000	\$852,000	99.19%		
12	18 Shadyside Avenue	Colonial	5	2.2	32	\$899,000	\$899,000	\$885,000	98.44%	\$261,700	3.38
13	100 Glenside Avenue	Colonial	5	5.1	104	\$1,295,000	\$985,000	\$905,000	91.88%	\$366,800	2.47
14	53 Mountain Avenue	Colonial	4	3.1	22	\$925,000	\$925,000	\$912,500	98.65%	\$222,300	4.10
15	144 Hill Crest Avenue	Colonial	3	3.1	269	\$1,525,000	\$1,125,000	\$1,125,000	100.00%	\$669,500	1.68
16	250 Morris Avenue	TwnEndUn	3	3.1	9	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$324,000	3.55
17	9 Doremus Street	Colonial	4	3.1	17	\$1,098,000	\$1,098,000	\$1,151,000	104.83%		
18	159 Hillcrest Avenue	Colonial	5	3.1	1	\$1,295,000	\$1,295,000	\$1,200,000	92.66%	\$488,400	2.46
19	78 Edgewood Road	Colonial	5	3.1	39	\$129,900	\$1,299,000	\$1,289,000	99.23%	\$675,300	1.91
20	17 Edgemont Avenue	Colonial	5	4.1	1	\$1,795,000	\$1,795,000	\$1,785,000	99.44%	\$627,400	2.85
21	24 Brantwood Drive	Colonial	6	5.2	147	\$2,195,000	\$1,995,000	\$1,950,000	97.74%	\$982,300	1.99
<b>AVERAGE</b>					58	\$875,805	\$883,090	\$869,190	98.40%		2.61

### "Active" Listings in Summit

Number of Units: 49  
 Average List Price: \$1,437,486  
 Average Days on Market: 62

### "Under Contract" Listings in Summit

Number of Units: 56  
 Average List Price: \$1,229,621  
 Average Days on Market: 41

# 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	58											53
List Price	\$1,180,737	\$883,090											\$1,050,517
Sales Price	\$1,175,574	\$869,190											\$1,041,531
SP:LP%	99.62%	98.40%											99.08%
SP to AV	2.57	2.61											2.59
# Units Sold	27	21											48
3 Mo Rate of Ab	1.96	2.01											1.99
Active Listings	59	49											54
Under Contracts	40	56											48

## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	89	53	-40.66%
Sales Price	\$955,205	\$1,041,531	9.04%
LP:SP	96.88%	99.08%	2.27%
SP:AV	2.45	2.59	5.51%



YTD	2020	2021	% Change
# Units Sold	39	48	23.08%
Rate of Ab 3 Mo	3.75	2.01	-46.40%
Actives	88	49	-44.32%
Under Contracts	46	56	21.74%

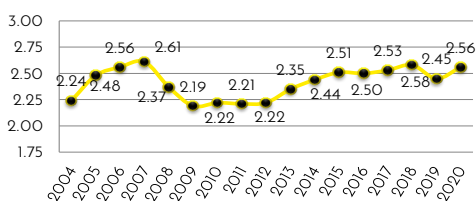
### Summit Yearly Market Trends

Average List Price vs. Sales Price

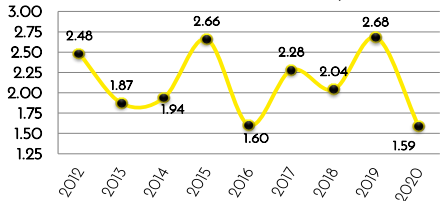


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$913,052	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969	\$1,088,157	\$1,154,834
SP	\$918,810	\$977,024	\$1,017,629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

Sales Price to Assessed Value Ratio



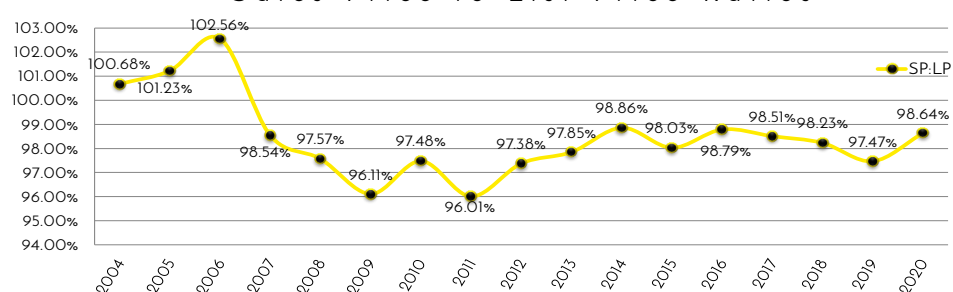
12 Month Rate of Absorption



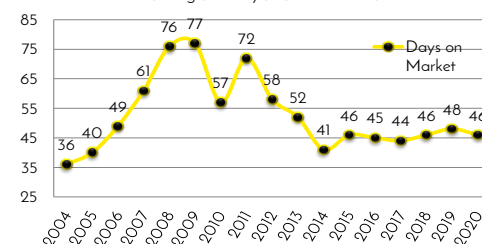
Data only available until 2012

### Summit Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

