

# Summit

## September 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	777 Springfield Avenue U7	TwnIntUn	2	2.1	13	\$489,000	\$489,000	\$594,700	121.62%	\$180,100	3.30
2	2 Rose Lane	SplitLev	3	2.0	16	\$650,000	\$650,000	\$650,000	100.00%	\$227,200	2.86
3	103 Park Avenue C1	TwnEndUn	3	2.1	15	\$595,000	\$595,000	\$651,000	109.41%	\$159,200	4.09
4	19 Baltusrol Road	Colonial	3	2.1	15	\$625,000	\$625,000	\$685,000	109.60%	\$213,700	3.21
5	12 Clark Street	CapeCod	4	2.0	10	\$672,000	\$672,000	\$725,000	107.89%	\$188,700	3.84
6	21 Webster Avenue	Colonial	3	1.1	6	\$775,000	\$775,000	\$975,000	125.81%	\$252,200	3.87
7	37 Greenfield Avenue	CapeCod	4	3.0	15	\$899,000	\$899,000	\$985,000	109.57%	\$288,000	3.42
8	190 Mountain Avenue	Colonial	5	5.2	9	\$1,950,000	\$1,950,000	\$2,200,000	112.82%	\$668,100	3.29
9	4 Sunset Drive	Colonial	4	3.2	21	\$1,895,000	\$1,895,000	\$2,250,000	118.73%	\$594,700	3.78
10	82 Druid Hill Road	Colonial	5	3.1	24	\$2,250,000	\$2,250,000	\$2,300,000	102.22%	\$725,000	3.17
11	91 Druid Hill Road	Colonial	5	3.1	15	\$1,995,000	\$1,995,000	\$2,489,000	124.76%	\$617,100	4.03
12	248 Woodland Avenue	Colonial	6	6.1	15	\$2,595,000	\$2,595,000	\$2,597,000	100.08%	\$843,300	3.08
13	75 Essex Road	Colonial	6	4.3	100	\$4,795,000	\$4,495,000	\$4,300,000	95.66%	\$1,191,300	3.61
AVERAGE					21	\$1,552,692	\$1,529,615	\$1,646,285	110.63%		3.50

### "Active" Listings in Summit

Number of Units: 18  
 Average List Price: \$1,714,194  
 Average Days on Market: 43

### "Under Contract" Listings in Summit

Number of Units: 12  
 Average List Price: \$1,392,083  
 Average Days on Market: 17

# Summit 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	25	19	11	14	17	21	16	20	21				18
List Price	\$1,040,557	\$1,187,989	\$1,306,700	\$1,407,813	\$1,458,389	\$1,469,614	\$1,104,260	\$1,398,391	\$1,529,615				\$1,366,889
Sales Price	\$1,076,429	\$1,272,444	\$1,486,350	\$1,487,445	\$1,599,395	\$1,562,103	\$1,238,267	\$1,546,375	\$1,646,285				\$1,484,972
SP:LP%	104.57%	106.18%	112.98%	108.66%	109.78%	107.42%	115.49%	111.12%	110.63%				109.90%
SP to AV	3.38	3.46	3.72	3.43	3.48	3.58	3.54	3.62	3.50				3.54
# Units Sold	7	9	10	16	18	29	15	33	13				150
3 Mo Rate of Ab	0.97	2.30	2.19	1.55	1.29	0.97	0.64	0.40	0.94				1.25
Active Listings	13	22	27	18	15	15	7	10	18				16
Under Contracts	9	19	24	43	47	41	35	17	12				27

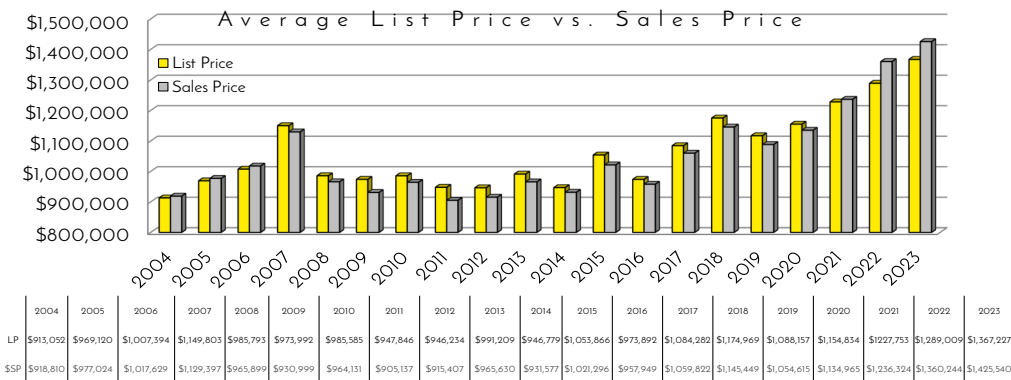
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	18	-29.84%
Sales Price	\$1,426,623	\$1,484,972	4.09%
LP:SP	105.50%	109.90%	4.17%
SP:AV	3.20	3.54	10.86%



YTD	2023	2024	% Change
# Units Sold	199	150	-24.62%
Rate of Ab 3 Mo	1.42	1.25	-12.25%
Actives	24	16	-31.60%
Under Contracts	40	27	-30.62%

### Summit Yearly Market Trends



### Summit Yearly Market Trends

