

Summit

February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	800 Old Springfield Avenue 6	OneFloor	1	1.0	92	\$244,500	\$244,500	\$234,000	95.71%	\$87,700	2.67
2	103 Park Avenue Unit A3	TwnIntUn	3	2.1	1	\$429,000	\$429,000	\$440,000	102.56%	\$159,200	2.76
3	66 New England Avenue Unit 8	TwnIntUn	2	2.0	14	\$429,000	\$429,000	\$450,000	104.90%	\$137,700	3.27
4	1 Euclid Avenue 1F	OneFloor	1	1.0	165	\$500,000	\$500,000	\$455,000	91.00%	\$197,400	2.30
5	70 Morris Avenue	Ranch	3	2.0	27	\$584,000	\$584,000	\$584,000	100.00%	\$147,500	3.96
6	104 Passaic Avenue	CapeCod	4	2.0	9	\$699,000	\$699,000	\$750,000	107.30%	\$221,900	3.38
7	3 Ridgedale Avenue	RanchExp	4	3.0	15	\$829,900	\$829,900	\$855,000	103.02%	\$175,100	4.88
8	39 Wallace Road	Ranch	3	3.0	1	\$875,000	\$875,000	\$875,000	100.00%	\$310,900	2.81
9	183 Blackburn Road	Split Level	3	2.0	4	\$875,000	\$875,000	\$900,000	102.86%	\$317,700	2.83
10	33 Mountain Avenue	Victorian	6	3.1	1	\$995,000	\$995,000	\$990,000	99.50%	\$295,400	3.35
11	19 Shadyside Avenue	Colonial	5	3.1	6	\$1,399,000	\$1,399,000	\$1,400,000	100.07%		
12	51 Butler Parkway	Colonial	5	5.0	7	\$1,450,000	\$1,450,000	\$1,625,000	112.07%	\$590,700	2.75
13	311 Summit Avenue	Colonial	5	4.0	10	\$1,595,000	\$1,595,000	\$1,637,500	102.66%	\$464,300	3.53
14	16&18 High Street	Colonial	9	6.2	89	\$2,895,000	\$2,400,000	\$2,400,000	100.00%	\$1,037,100	2.31
AVERAGE					32	\$985,671	\$950,314	\$971,107	101.55%		3.14

"Active" Listings in Summit

Number of Units: 33
 Average List Price: \$1,139,767
 Average Days on Market: 37

"Under Contract" Listings in Summit

Number of Units: 45
 Average List Price: \$1,401,153
 Average Days on Market: 30

Summit 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	32											32
List Price	\$1,382,100	\$950,314											\$1,193,194
Sales Price	\$1,388,864	\$971,107											\$1,206,096
SP:LP%	101.28%	101.55%											101.40%
SP to AV	3.08	3.14											3.11
# Units Sold	18	14											32
3 Mo Rate of Ab	1.14	1.73											1.44
Active Listings	28	33											31
Under Contracts	26	45											36

Flashback! YTD 2021 vs YTD 2022

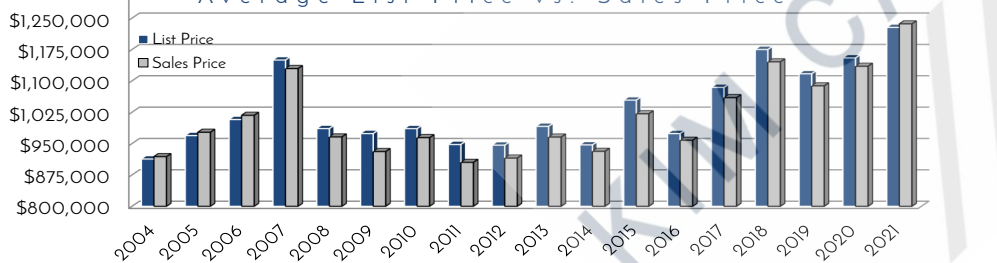
YTD	2021	2022	% Change
DOM	53	32	-39.57%
Sales Price	\$1,041,531	\$1,206,096	15.80%
LP:SP	99.08%	101.40%	2.34%
SP:AV	2.59	3.11	20.27%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	48	32	-33.33%
Rate of Ab 3 Mo	2.01	1.73	-13.93%
Actives	49	33	-32.65%
Under Contracts	56	45	-19.64%

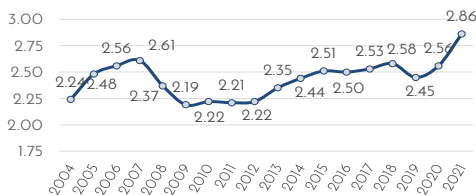
Summit Yearly Market Trends

Average List Price vs. Sales Price

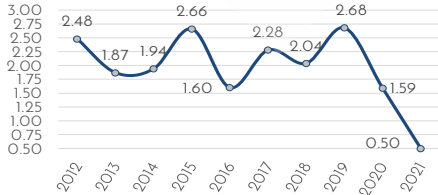


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$913,032	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969	\$1,088,157	\$1,154,834	\$1,022,753
SSP	\$918,810	\$977,024	\$1,017,629	\$1,129,397	\$965,899	\$930,999	\$964,131	\$905,137	\$915,407	\$965,630	\$931,577	\$1,017,296	\$957,949	\$1,059,822	\$1,145,449	\$1,054,615	\$1,134,965	\$1,236,324

Sales Price to Assessed Value Ratio



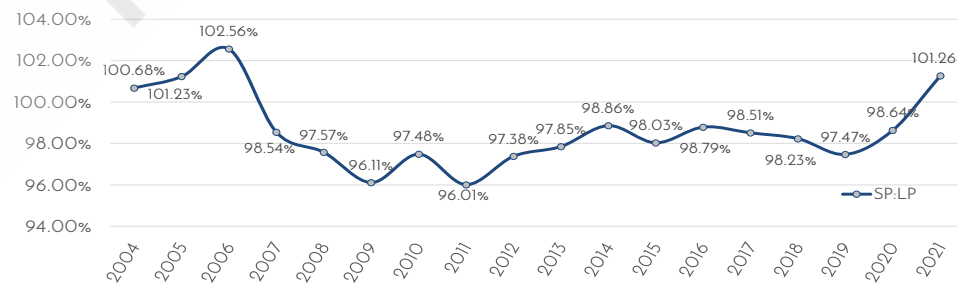
12Month Rate of Absorption



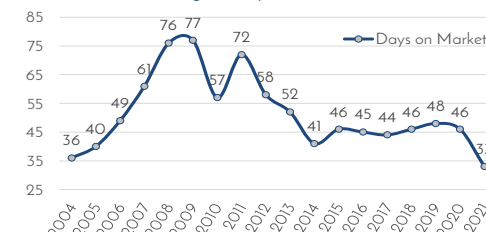
Data only available until 2012

Summit Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

