

Summit

January 2022 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	OneFloor	1	1.0	37	\$175,900	\$175,900	\$171,000	97.21%		
2	800 Old Springfield Avenue 16	OneFloor	1	1.0	130	\$275,000	\$249,000	\$247,000	99.20%	\$87,700	2.82
3	14 Baltusrol Place	Colonial	5	2.1	13	\$695,000	\$695,000	\$735,000	105.76%	\$184,900	3.98
4	106 Morris Avenue	CapeCod	3	2.1	22	\$825,000	\$799,000	\$750,000	93.87%	\$236,500	3.17
5	87 Canoe Brook Parkway	Split Level	4	3.0	14	\$750,000	\$750,000	\$807,000	107.60%	\$288,100	2.80
6	56 Karen Way	Ranch	3	2.0	9	\$775,000	\$775,000	\$815,000	105.16%	\$245,200	3.32
7	10 Euclid Avenue Unit 604	HighRise	3	2.0	104	\$849,000	\$849,000	\$830,000	97.76%		
8	208 Woodland Avenue	Split Level	5	2.0	27	\$899,900	\$899,900	\$899,000	99.90%	\$319,100	2.82
9	36 Lowell Avenue	Colonial	3	1.1	12	\$879,000	\$879,000	\$920,000	104.66%		
10	28 Plymouth Road	Colonial	4	3.0	7	\$1,100,000	\$1,100,000	\$1,256,000	114.18%	\$449,100	2.80
11	2 Windsor Road	Split Level	4	3.1	14	\$1,395,000	\$1,395,000	\$1,400,000	100.36%	\$480,000	2.92
12	32 Glen Oaks Avenue	Colonial	5	3.1	7	\$1,450,000	\$1,450,000	\$1,450,000	100.00%	\$475,700	3.05
13	8 Glendale Road	Colonial	5	4.1	9	\$1,569,000	\$1,569,000	\$1,655,500	105.51%	\$636,900	2.60
14	16 Woodfern Road	Colonial	6	5.0	63	\$2,225,000	\$1,899,000	\$1,800,000	94.79%		
15	247 Oak Ridge Avenue	Colonial	4	3.1	1	\$2,700,000	\$2,700,000	\$2,640,000	97.78%	\$803,600	3.29
16	255 Oak Ridge Avenue	Colonial	5	4.1	8	\$2,599,000	\$2,599,000	\$2,800,057	107.74%	\$725,000	3.86
17	60 Oak Ridge Avenue	Colonial	6	5.1	7	\$2,899,000	\$2,899,000	\$2,899,000	100.00%	\$956,700	3.03
18	24 Greenbriar Drive	Colonial	5	5.1	91	\$3,195,000	\$3,195,000	\$2,925,000	91.55%	\$1,075,700	2.72
AVERAGE					32	\$1,403,100	\$1,382,100	\$1,388,864	101.28%		3.08

"Active" Listings in Summit

Number of Units: 28
 Average List Price: \$1,311,525
 Average Days on Market: 25

"Under Contract" Listings in Summit

Number of Units: 26
 Average List Price: \$1,115,050
 Average Days on Market: 51

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
List Price	\$1,382,100												\$1,382,100
Sales Price	\$1,388,864												\$1,388,864
SP:LP%	101.28%												101.28%
SP to AV	3.08												3.08
# Units Sold	18												18
3 Mo Rate of Ab	1.14												1.14
Active Listings	28												28
Under Contracts	26												26

Flashback! YTD 2021 vs YTD 2022

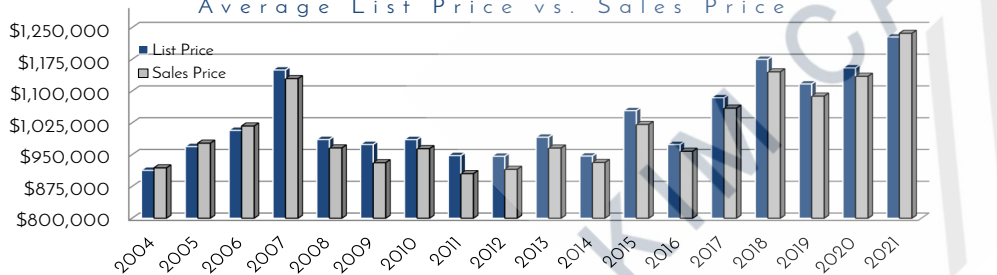
YTD	2021	2022	% Change
DOM	49	32	-34.21%
Sales Price	\$1,175,574	\$1,388,864	18.14%
LP:SP	99.62%	101.28%	1.67%
SP:AV	2.57	3.08	20.04%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	27	18	-33.33%
Rate of Ab 3 Mo	1.96	1.14	-41.84%
Actives	59	28	-52.54%
Under Contracts	40	26	-35.00%

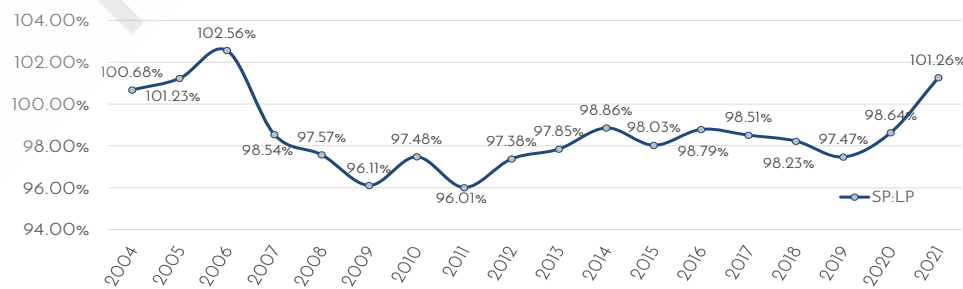
Summit Yearly Market Trends

Average List Price vs. Sales Price



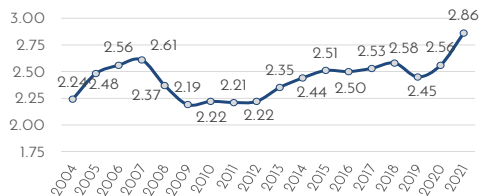
Summit Yearly Market Trends

Sales Price to List Price Ratios

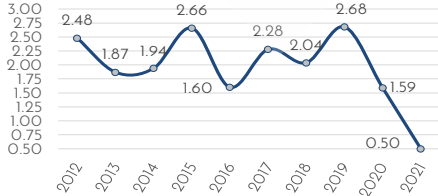


Year	LP	SSP
2004	\$913,052	\$918,810
2005	\$969,120	\$977,024
2006	\$1,007,394	\$1,017,629
2007	\$1,149,803	\$1,129,397
2008	\$985,793	\$965,899
2009	\$973,992	\$985,585
2010	\$947,846	\$964,131
2011	\$946,234	\$905,137
2012	\$991,209	\$915,407
2013	\$946,779	\$965,630
2014	\$1,053,866	\$931,577
2015	\$973,892	\$1,021,296
2016	\$1,084,282	\$957,949
2017	\$1,174,969	\$1,059,822
2018	\$1,088,157	\$1,145,449
2019	\$1,154,834	\$1,054,615
2020	\$1,222,753	\$1,134,965
2021	\$1,382,100	\$1,256,324

Sales Price to Assessed Value Ratio

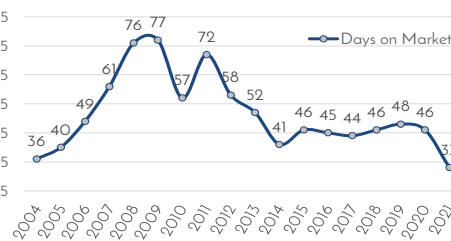


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

