

# Summit

## July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	417 Morris Avenue Unit 35	TwnIntUn	2	2.0	15	\$399,000	\$399,000	\$425,000	106.52%	\$128,300	3.31
2	768 Springfield Avenue UB9	TwnEndUn	2	2.1	15	\$420,000	\$420,000	\$439,000	104.52%	\$143,500	3.06
3	777 Springfield Avenue	TwnIntUn	2	2.1	27	\$465,000	\$465,000	\$465,000	100.00%	\$180,100	2.58
4	1 Euclid Avenue UIC	OneFloor	1	1.0	15	\$499,000	\$499,000	\$480,000	96.19%	\$212,100	2.26
5	42 Elm Street U38A	TwnEndUn	1	1.1	6	\$525,000	\$525,000	\$535,000	101.90%	\$170,700	3.13
6	7 Stony Hill Court	Ranch	3	1.1	19	\$675,000	\$675,000	\$680,000	100.74%	\$247,800	2.74
7	197 Ashland Road	Split Level	3	2.1	19	\$825,000	\$825,000	\$800,000	96.97%	\$330,400	2.42
8	218 Mountain Avenue	Ranch	3	2.1	15	\$799,000	\$799,000	\$810,000	101.38%	\$285,500	2.84
9	134 Kent Place Boulevard	Colonial	3	1.1	3	\$810,000	\$810,000	\$810,000	100.00%	\$259,100	3.13
10	103 Baltusrol Road	Split Level	3	2.1	9	\$769,000	\$769,000	\$875,000	113.78%	\$251,300	3.48
11	118 West End Avenue	Split Level	3	3.0	7	\$859,000	\$859,000	\$921,000	107.22%	\$239,000	3.85
12	6 Evergreen Road	Colonial	3	1.1	10	\$779,000	\$779,000	\$925,000	118.74%	\$276,800	3.34
13	70 Canoe Brook Parkway	Colonial	3	2.1	7	\$825,000	\$825,000	\$950,000	115.15%	\$275,300	3.45
14	174 Springfield Avenue	Colonial	5	2.2	20	\$950,000	\$950,000	\$959,000	100.95%	\$388,700	2.47
15	98 West End Avenue	CapeCod	3	2.0	8	\$799,000	\$799,000	\$975,000	122.03%	\$242,200	4.03
16	659 Springfield Avenue	Colonial	3	2.1	11	\$899,000	\$899,000	\$999,000	111.12%	\$264,800	3.77
17	13 Beekman Terrace	Colonial	3	3.0	5	\$1,085,000	\$1,085,000	\$1,215,000	111.98%	\$350,000	3.47
18	610 Springfield Avenue	Victorian	6	3.1	17	\$1,195,000	\$1,195,000	\$1,216,000	101.76%	\$363,400	3.35
19	199 Mountain Avenue	Victorian	4	2.1	13	\$1,390,000	\$1,390,000	\$1,280,000	92.09%	\$403,800	3.17
20	41 Colt Road	Colonial	4	3.0	51	\$1,495,000	\$1,395,000	\$1,325,000	94.98%	\$605,300	2.19
21	73 Blackburn Road	Colonial	4	2.1	12	\$1,125,000	\$1,125,000	\$1,338,000	118.93%	\$537,100	2.49
22	17 Wallace Road	Colonial	4	4.1	29	\$1,600,000	\$1,600,000	\$1,595,000	99.69%	\$605,000	2.64
23	8 Oakland Place	Colonial	5	2.1	31	\$1,495,000	\$1,495,000	\$1,615,000	108.03%	\$560,800	2.88
24	706 Springfield Avenue	Colonial	5	3.1	15	\$1,495,000	\$1,495,000	\$1,655,000	110.70%	\$604,800	2.74
25	8 Woodcroft Road	Colonial	4	2.2	19	\$1,579,900	\$1,579,900	\$1,750,000	110.77%	\$581,800	3.01

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26	90 Druid Hill Road	Colonial	5	3.2	10	\$1,675,000	\$1,675,000	\$1,766,000	105.43%	\$573,400	3.08
27	25 Knob Hill Drive	Colonial	4	2.1	9	\$1,495,000	\$1,495,000	\$1,785,000	119.40%	\$534,500	3.34
28	32 Greenfield Avenue	Colonial	5	4.1	5	\$1,650,000	\$1,650,000	\$1,800,000	109.09%	\$651,200	2.76
29	4 Stacie Court	Colonial	5	3.1	8	\$1,695,000	\$1,695,000	\$1,840,000	108.55%	\$549,500	3.35
30	9 High Street	Colonial	4	3.1	11	\$1,775,000	\$1,775,000	\$2,005,000	112.96%	\$650,000	3.08
31	51 Blackburn Road	Tudor	5	3.2	17	\$1,875,000	\$1,875,000	\$2,157,000	115.04%	\$601,500	3.59
32	3 Rowan Road	Colonial	6	3.2	15	\$1,975,000	\$1,975,000	\$2,325,000	117.72%	\$745,000	3.12
33	28 Dorchester Road	Colonial	5	4.1	15	\$2,395,000	\$2,395,000	\$2,375,000	99.16%	\$842,000	2.82
34	17 Warwick Road	Tudor	5	4.2	8	\$2,495,000	\$2,495,000	\$2,550,000	102.20%	\$850,000	3.00
35	12 Colt Road	Colonial	5	4.1	9	\$2,150,000	\$2,150,000	\$2,712,500	126.16%	\$875,000	3.10
36	248 Oak Ridge Avenue	Colonial	5	4.2	8	\$2,925,000	\$2,925,000	\$3,200,000	109.40%	\$825,400	3.88
37	65 Fernwood Road	Colonial	5	5.2	44	\$3,599,000	\$3,599,000	\$3,300,000	91.69%	\$1,203,000	2.74
AVERAGE					15	\$1,336,781	\$1,334,078	\$1,428,446	107.11%		3.07

### "Active" Listings in Summit

Number of Units: 46  
 Average List Price: \$1,533,040  
 Average Days on Market: 43

### "Under Contract" Listings in Summit

Number of Units: 43  
 Average List Price: \$1,337,814  
 Average Days on Market: 31

# 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	21	25	14	19	15						21
List Price	\$1,382,100	\$950,314	\$1,122,550	\$1,039,246	\$1,410,397	\$1,516,865	\$1,334,078						\$1,303,885
Sales Price	\$1,388,864	\$971,107	\$1,186,444	\$1,156,179	\$1,537,271	\$1,650,772	\$1,428,446						\$1,399,831
SP:LP%	101.28%	101.55%	105.33%	109.83%	108.91%	109.34%	107.11%						107.21%
SP to AV	3.08	3.14	2.99	3.20	3.20	3.38	3.07						3.18
# Units Sold	18	14	18	28	31	46	37						192
3 Mo Rate of Ab	1.14	1.73	2.04	1.55	1.48	1.26	1.22						1.49
Active Listings	28	33	29	29	34	39	46						34
Under Contracts	26	45	69	61	77	57	43						54

## Flashback! YTD 2021 vs YTD 2022

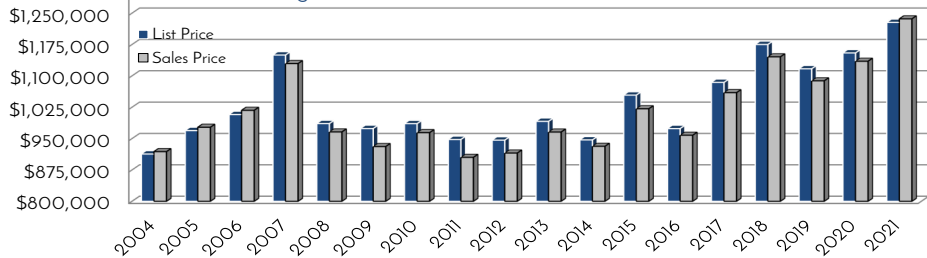
YTD	2021	2022	% Change
DOM	32	21	-35.62%
Sales Price	\$1,224,225	\$1,399,831	14.34%
LP:SP	101.53%	107.21%	5.60%
SP:AV	2.81	3.18	13.34%

Prominent Properties  
**Sotheby's**  
 INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	254	192	-24.41%
Rate of Ab 3 Mo	0.98	1.22	24.49%
Actives	55	46	-16.36%
Under Contracts	55	43	-21.82%

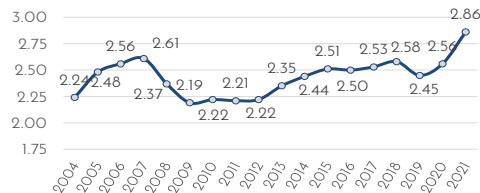
## Summit Yearly Market Trends

Average List Price vs. Sales Price

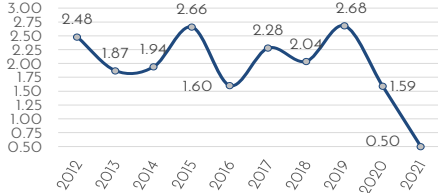


Year	LP	SP
2004	\$913,092	\$918,810
2005	\$969,120	\$977,024
2006	\$1,007,394	\$1,017,629
2007	\$1,149,803	\$1,129,397
2008	\$985,793	\$965,899
2009	\$973,992	\$930,999
2010	\$985,585	\$964,131
2011	\$947,846	\$905,137
2012	\$946,234	\$915,407
2013	\$991,209	\$965,630
2014	\$946,779	\$931,577
2015	\$1,053,866	\$1,021,296
2016	\$973,892	\$957,949
2017	\$1,084,282	\$1,059,822
2018	\$1,174,969	\$1,145,449
2019	\$1,088,157	\$1,054,615
2020	\$1,154,834	\$1,134,965
2021	\$1,227,753	\$1,236,324

Sales Price to Assessed Value Ratio



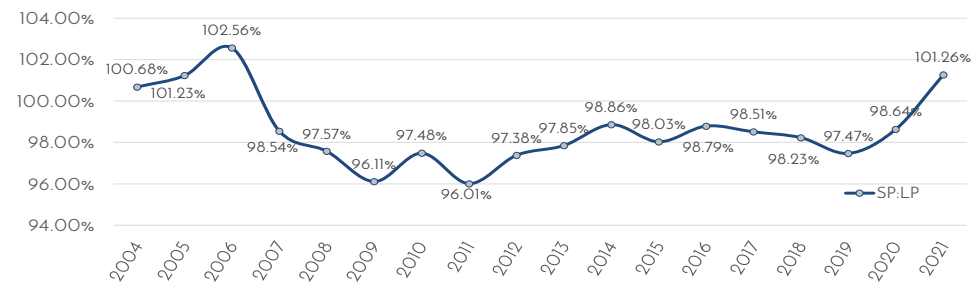
12Month Rate of Absorption



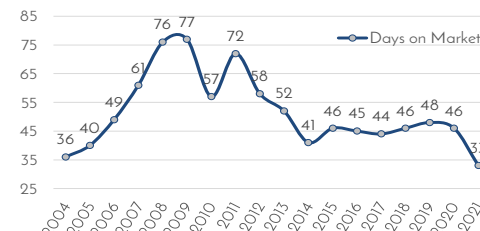
Data only available until 2012

## Summit Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

