

# Summit

## November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	390 Morris Avenue Unit 36	OneFloor	2	1.0	13	\$299,000	\$299,000	\$320,000	107.02%	\$98,600	3.25
2	768 Springfield Avenue	TwnIntUn	2	2.1	66	\$420,000	\$420,000	\$400,000	95.24%	\$143,500	2.79
3	768 Springfield Avenue	TwnIntUn	2	2.1	13	\$420,000	\$420,000	\$420,000	100.00%	\$143,500	2.93
4	777 Springfield Avenue UI	TwnEndUn	2	2.1	17	\$465,000	\$465,000	\$465,000	100.00%	\$180,100	2.58
5	48 Ashwood Avenue	Split Level	3	2.0	39	\$450,000	\$450,000	\$465,100	103.36%	\$197,500	2.35
6	1 Euclid Avenue 6-D	HighRise	1	1.0	75	\$675,000	\$675,000	\$675,000	100.00%	\$195,100	3.46
7	39 Canoe Brook Parkway	Split Level	3	2.0	11	\$695,000	\$695,000	\$775,000	111.51%	\$224,300	3.46
8	8 Harvard Street	Colonial	4	3.0	16	\$768,000	\$768,000	\$820,000	106.77%	\$275,700	2.97
9	59 Eggers Court	TwnEndUn	3	3.1	23	\$899,000	\$899,000	\$906,500	100.83%	\$318,800	2.84
10	28 Ashwood Avenue	TwnEndUn	4	3.1	48	\$995,000	\$995,000		0.00%	\$140,000	
11	103 Pine Grove Avenue	Colonial	3	1.1	9	\$965,000	\$965,000	\$1,020,000	105.70%	\$385,900	2.64
12	2 De Bary Place	Tudor	7	3.0	1	\$1,089,000	\$1,089,000	\$1,100,000	101.01%	\$353,100	3.12
13	9 Oak Knoll Road	Custom	4	3.1	46	\$1,295,000	\$1,295,000	\$1,250,000	96.53%	\$509,400	2.45
14	104 Larned Road	Colonial	3	2.2	20	\$1,199,000	\$1,199,000	\$1,310,000	109.26%	\$503,100	2.60
15	149 Mountain Avenue	Colonial	5	3.1	13	\$1,195,000	\$1,195,000	\$1,310,000	109.62%	\$393,400	3.33
16	50 Parmley Place Unit 303	OneFloor	2	2.1	63	\$1,475,000	\$1,325,000	\$1,325,000	100.00%	\$432,500	3.06
17	15 Glen Oaks Avenue	Colonial	5	3.0	9	\$1,450,000	\$1,450,000	\$1,600,000	110.34%	\$439,500	3.64
18	62 Pine Grove Avenue	Tudor	5	3.1	22	\$1,699,000	\$1,699,000	\$1,665,000	98.00%	\$611,500	2.72
19	50 Gloucester Road	RanchRas	5	3.2	11	\$1,595,000	\$1,595,000	\$1,855,000	116.30%	\$571,500	3.25
20	153 Mountain Avenue	Colonial	5	5.0	245	\$1,900,000	\$1,900,000	\$1,900,000	100.00%		
21	105 Whittredge Road	Colonial	5	4.1	63	\$3,450,000	\$3,450,000	\$3,325,000	96.38%	\$1,344,900	2.47
22	282 Summit Avenue	Colonial	5	5.2	22	\$3,850,000	\$3,850,000	\$4,200,000	109.09%	\$905,600	4.64
AVERAGE					38	\$1,238,545	\$1,231,727	\$1,290,790	98.95%		3.03

### "Active" Listings in Summit

Number of Units:	21
Average List Price:	\$1,759,000
Average Days on Market:	80

### "Under Contract" Listings in Summit

Number of Units:	29
Average List Price:	\$1,271,548
Average Days on Market:	44

# 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	18	26	33	38		23
List Price	\$1,382,100	\$950,314	\$1,122,550	\$1,039,246	\$1,410,397	\$1,516,865	\$1,334,078	\$1,485,258	\$1,187,250	\$1,206,045	\$1,231,727		\$1,302,993
Sales Price	\$1,388,864	\$971,107	\$1,186,444	\$1,156,179	\$1,537,271	\$1,650,772	\$1,428,446	\$1,524,902	\$1,196,500	\$1,207,500	\$1,290,790		\$1,377,557
SP:LP%	101.28%	101.55%	105.33%	109.83%	108.91%	109.34%	107.11%	102.86%	101.39%	101.12%	98.95%		105.26%
SP to AV	3.08	3.14	2.99	3.20	3.20	3.38	3.07	3.08	3.36	3.15	3.03		3.17
# Units Sold	18	14	18	28	31	46	37	31	20	20	22		285
3 Mo Rate of Ab	1.14	1.73	2.04	1.55	1.48	1.26	1.22	0.85	1.10	1.25	1.02		1.33
Active Listings	28	33	29	29	34	39	46	28	33	32	21		32
Under Contracts	26	45	69	61	77	57	43	37	32	34	29		46

## Flashback! YTD 2021 vs YTD 2022

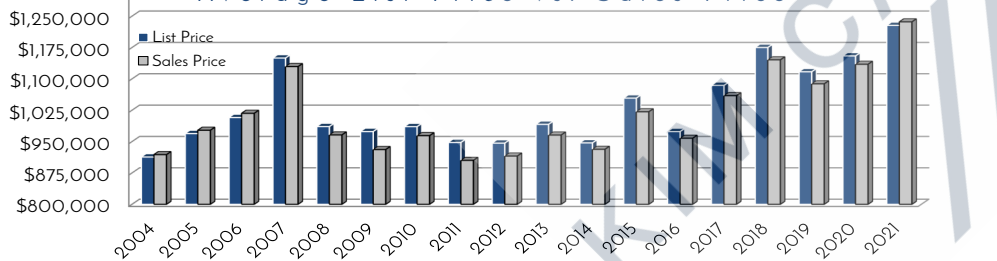
YTD	2021	2022	% Change
DOM	32	23	-28.72%
Sales Price	\$1,224,648	\$1,377,557	12.49%
LP:SP	101.40%	105.26%	3.81%
SP:AV	2.83	3.17	12.07%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	370	285	-22.97%
Rate of Ab 3 Mo	0.76	1.02	34.21%
Actives	23	21	-8.70%
Under Contracts	39	29	-25.64%

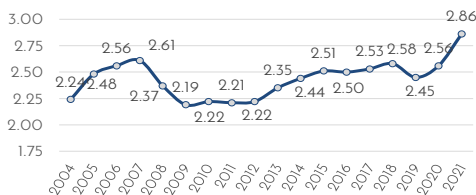
## Summit Yearly Market Trends

Average List Price vs. Sales Price

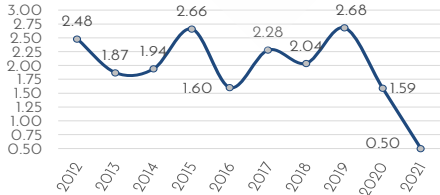


Year	LP	SP
2004	\$918,810	\$918,810
2005	\$969,120	\$977,024
2006	\$1,007,394	\$1,017,629
2007	\$1,149,803	\$1,129,397
2008	\$985,793	\$965,899
2009	\$973,992	\$930,999
2010	\$985,585	\$964,131
2011	\$947,846	\$905,137
2012	\$946,234	\$915,407
2013	\$991,209	\$965,630
2014	\$946,779	\$931,577
2015	\$1,053,866	\$1,001,296
2016	\$973,892	\$957,949
2017	\$1,084,282	\$1,059,822
2018	\$1,174,969	\$1,145,449
2019	\$1,084,157	\$1,054,615
2020	\$1,154,834	\$1,134,965
2021	\$1,227,753	\$1,236,324

Sales Price to Assessed Value Ratio



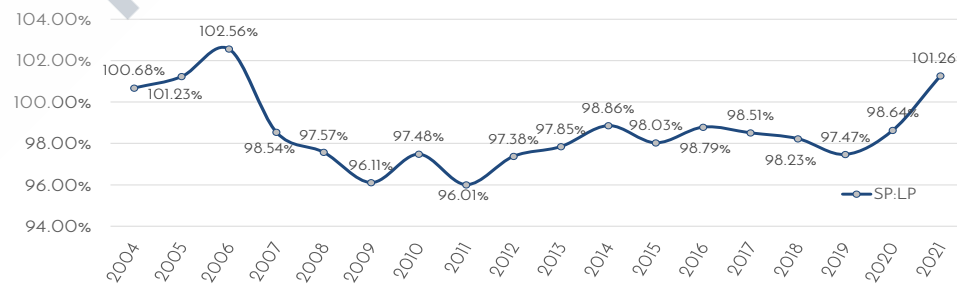
12Month Rate of Absorption



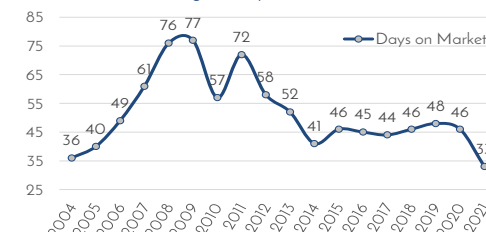
Data only available until 2012

## Summit Yearly Market Trends

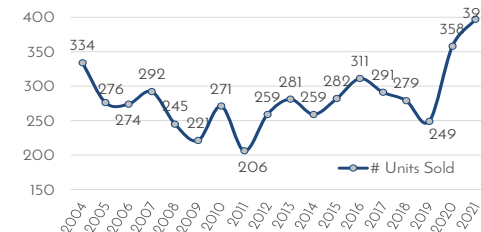
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.