

Summit

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	11 Mead Court	Split Level	3	1.1	76	\$549,000	\$499,000	\$500,000	100.20%	\$164,700	3.04
2	3 Edison Drive	CapeCod	4	1.0	76	\$519,999	\$500,000	\$500,000	100.00%	\$174,000	2.87
3	45 Clark Street	Ranch	3	2.0	21	\$599,000	\$535,000	\$518,000	96.82%	\$166,800	3.11
4	62 Park Avenue	HalfDupl	3	2.1	7	\$575,000	\$575,000	\$635,000	110.43%	\$226,000	2.81
5	34 Glenside Avenue	CapeCod	3	1.1	10	\$599,000	\$599,000	\$650,000	108.51%	\$224,300	2.90
6	17 Mount Vernon Avenue	Colonial	3	2.0	41	\$719,900	\$719,900	\$700,000	97.24%	\$281,400	2.49
7	10A Gates Avenue	HalfDupl	3	2.1	21	\$729,000	\$729,000	\$710,000	97.39%		
8	8 Lowell Avenue	Colonial	3	1.1	9	\$665,000	\$665,000	\$722,000	108.57%	\$188,400	3.83
9	72 Mountain Avenue	Victorian	4	2.1	2	\$699,999	\$699,999	\$775,000	110.71%	\$304,000	2.55
10	270 Kent Place Boulevard	Split Level	4	3.1	19	\$900,000	\$900,000	\$875,000	97.22%	\$238,400	3.67
11	13 Harvey Court	Ranch	3	3.0	74	\$1,050,000	\$999,000	\$940,000	94.09%	\$252,600	3.72
12	36 Fairview Avenue	Colonial	4	2.2	7	\$1,025,000	\$1,025,000	\$1,100,000	107.32%	\$302,400	3.64
13	67 Elm Street	Colonial	4	2.2	11	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	\$532,700	2.63
14	61 Woodland Avenue	Colonial	5	2.1	24	\$1,525,000	\$1,525,000	\$1,525,000	100.00%	\$391,300	3.90
15	30 Joanna Way	Colonial	5	3.2	8	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	\$496,100	3.33
16	5 Robin Hood Road	Colonial	7	5.1	16	\$1,650,000	\$1,650,000	\$1,700,000	103.03%	\$598,100	2.84
17	104 Woodland Avenue	Colonial	4	4.1	117	\$1,900,000	\$1,900,000	\$1,850,000	97.37%	\$681,700	2.71
18	117 West End Avenue	Custom	6	5.1	85	\$2,400,000	\$2,400,000	\$2,275,000	94.79%		
19	85 Woodland Avenue	Carriage	6	3.2	30	\$2,350,000	\$2,350,000	\$2,300,000	97.87%	\$594,300	3.87
20	257 Oak Ridge Avenue	Colonial	5	4.2	1	\$2,800,000	\$2,800,000	\$2,825,000	100.89%	\$995,400	2.84
AVERAGE					33	\$1,215,295	\$1,206,045	\$1,207,500	101.12%		3.15

"Active" Listings in Summit

Number of Units:	32
Average List Price:	\$1,594,997
Average Days on Market:	60

"Under Contract" Listings in Summit

Number of Units:	34
Average List Price:	\$1,200,235
Average Days on Market:	37

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			22
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			\$1,308,954
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			\$1,384,485
SP:LP%	101.28%	101.55%	105.33%	109.83%	108.91%	109.34%	107.11%	102.86%	101.39%	101.12%			105.79%
SP to AV	3.08	3.14	2.99	3.20	3.20	3.38	3.07	3.08	3.36	3.15			3.18
# Units Sold	18	14	18	28	31	46	37	31	20	20			263
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			1.36
Active Listings	28	33	29	29	34	39	46	28	33	32			33
Under Contracts	26	45	69	61	77	57	43	37	32	34			48

Flashback! YTD 2021 vs YTD 2022

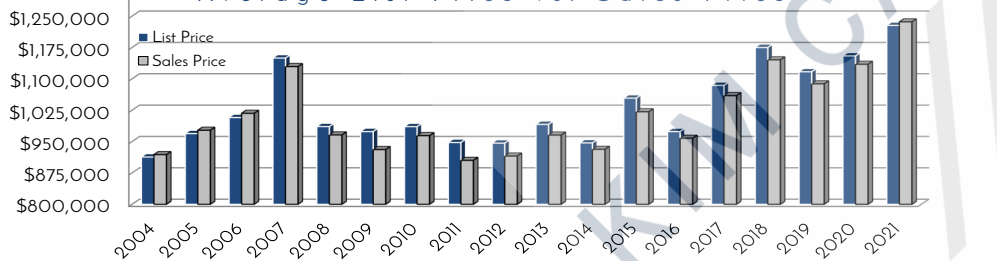
YTD	2021	2022	% Change
DOM	32	22	-31.94%
Sales Price	\$1,214,453	\$1,384,485	14.00%
LP:SP	101.43%	105.79%	4.30%
SP:AV	2.82	3.18	12.74%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	347	263	-24.21%
Rate of Ab 3 Mo	1.02	1.25	22.55%
Actives	25	32	28.00%
Under Contracts	44	34	-22.73%

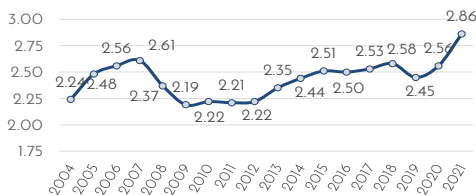
Summit Yearly Market Trends

Average List Price vs. Sales Price

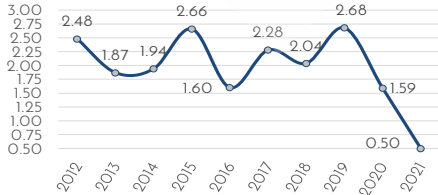


Year	LP	SP
2004	\$913,092	\$918,810
2005	\$969,120	\$977,024
2006	\$1,007,394	\$1,017,629
2007	\$1,149,803	\$1,129,397
2008	\$985,793	\$965,899
2009	\$973,992	\$930,999
2010	\$985,585	\$964,131
2011	\$947,846	\$905,137
2012	\$946,234	\$915,407
2013	\$991,209	\$965,630
2014	\$946,779	\$931,577
2015	\$1,053,866	\$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	\$1,222,753	\$1,236,324

Sales Price to Assessed Value Ratio



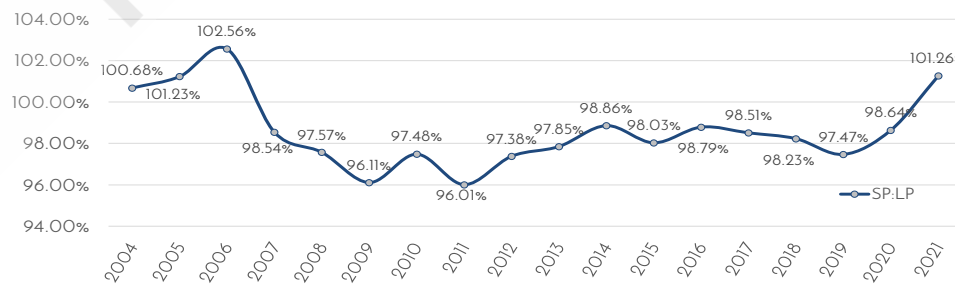
12Month Rate of Absorption



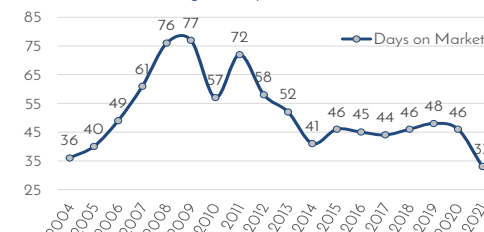
Data only available until 2012

Summit Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

