

Summit

February 2023 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 Unit 40	OneFloor	1	1.0	12	\$350,000	\$350,000	\$353,625	101.04%		
2	417 Morris Avenue Unit 2	TwnIntUn	2	2.0	12	\$399,000	\$399,000	\$420,000	105.26%		
3	10 Euclid Avenue	HighRise	3	2.0	21	\$699,000	\$699,000	\$751,050	107.45%		
4	46 Ashland Road	Colonial	3	1.1	135	\$849,000	\$849,000	\$837,000	98.59%	\$281,200	2.98
5	70 Pine Grove Avenue	Colonial	3	2.1	140	\$1,377,500	\$912,500	\$931,000	102.03%	\$439,600	2.12
6	26 Ashwood Avenue U2	TwnEndUn	4	3.1	1	\$995,000	\$995,000	\$980,000	98.49%		
7	26 Ashwood Avenue U1	TwnEndUn	4	3.1	9	\$995,000	\$995,000	\$997,000	100.20%		
8	59 New England Avenue U2	TwnIntUn	3	3.1	112	\$1,579,000	\$1,579,000	\$1,579,000	100.00%		
9	59 New England Avenue U7	TwnEndUn	3	3.1	20	\$1,745,000	\$1,745,000	\$1,750,000	100.29%		
10	99 Whittredge Road	Colonial	5	3.2	4	\$2,195,000	\$2,195,000	\$1,950,000	88.84%	\$917,700	2.12
11	7 Silver Lake Drive	Colonial	4	3.2	9	\$1,895,000	\$1,895,000	\$2,050,000	108.18%	\$650,000	3.15
AVERAGE					43	\$1,188,955	\$1,146,682	\$1,145,334	100.94%		2.59

"Active" Listings in Summit

Number of Units: 20
 Average List Price: \$2,134,950
 Average Days on Market: 72

"Under Contract" Listings in Summit

Number of Units: 39
 Average List Price: \$1,473,536
 Average Days on Market: 30

Summit 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	52	43											48
List Price	\$1,351,333	\$1,146,682											\$1,253,457
Sales Price	\$1,352,875	\$1,145,334											\$1,253,616
SP:LP%	100.64%	100.94%											100.78%
SP to AV	2.86	2.59											2.78
# Units Sold	12	11											23
3 Mo Rate of Ab	1.75	1.85											1.80
Active Listings	24	20											22
Under Contracts	22	39											31

Flashback! YTD 2022 vs YTD 2023

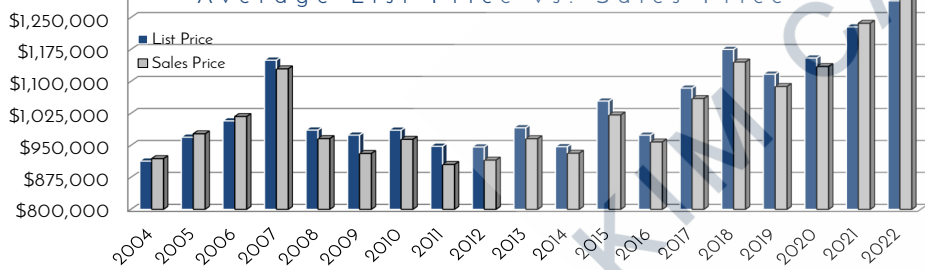
YTD	2022	2023	% Change
DOM	32	48	50.63%
Sales Price	\$1,206,096	\$1,253,616	3.94%
LP:SP	101.40%	100.78%	-0.60%
SP:AV	3.11	2.78	-10.63%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	32	23	-28.13%
Rate of Ab 3 Mo	1.44	1.80	25.44%
Actives	31	22	-27.87%
Under Contracts	36	31	-14.08%

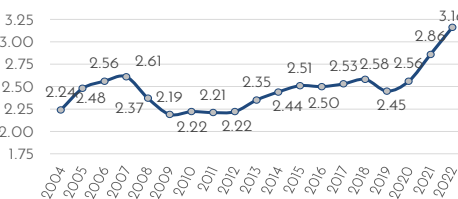
Summit Yearly Market Trends

Average List Price vs. Sales Price

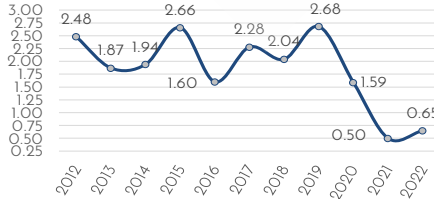


Year	LP	SP
2004	\$913,052	\$918,810
2005	\$969,120	\$977,024
2006	\$1,007,394	\$1,017,629
2007	\$1,149,803	\$1,129,397
2008	\$985,793	\$965,899
2009	\$973,992	\$930,999
2010	\$985,585	\$964,131
2011	\$947,846	\$905,137
2012	\$946,234	\$915,407
2013	\$991,209	\$965,650
2014	\$946,779	\$931,577
2015	\$1,053,866	\$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	\$1,154,854	\$1,134,965
2021	\$1,227,753	\$1,236,324
2022	\$1,289,009	\$1,360,244

Sales Price to Assessed Value Ratio



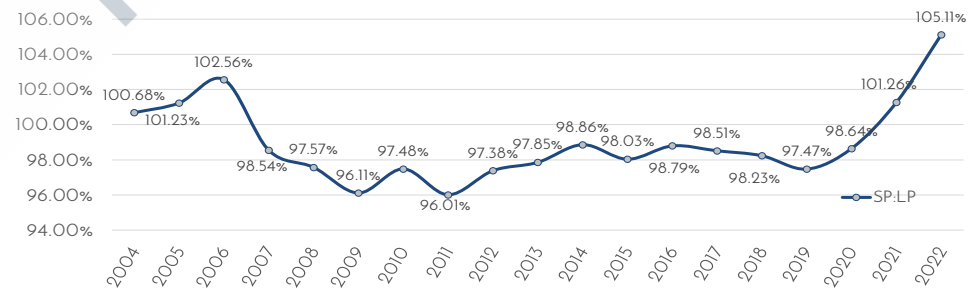
12 Month Rate of Absorption



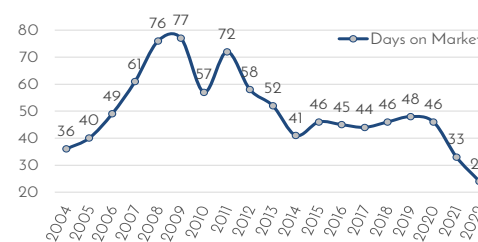
Data only available until 2012

Summit Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

