

# Summit

## January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Glenside Avenue	Colonial	4	1.0	19	\$440,000	\$440,000	\$440,000	100.00%	\$164,000	2.68
2	753 Springfield Avenue	Victrian	5	2.2	15	\$775,000	\$775,000	\$775,000	100.00%	\$344,400	2.25
3	8 Cromwell Parkway	Ranch	2	1.0	15	\$720,000	\$720,000	\$778,000	108.06%	\$240,600	3.23
4	7 Harrison Court	SplitLev	3	2.1	8	\$799,000	\$799,000	\$805,000	100.75%	\$296,400	2.72
5	24 Gates Avenue	TwndEndUn	5	4.1	43	\$899,000	\$849,000	\$849,000	100.00%	\$347,000	2.45
6	33 Eggers Court	TwndEndUn	4	3.1	176	\$999,000	\$949,000	\$940,000	99.05%	\$290,500	3.24
7	28 Ashwood Avenue	TwndEndUn	4	3.1	90	\$995,000	\$995,000	\$980,000	98.49%		
8	6 Plymouth Road	Colonial	5	3.1	20	\$1,550,000	\$1,550,000	\$1,670,000	107.74%	\$533,100	3.13
9	54 Druid Hill Road	Tudor	4	3.1	20	\$1,950,000	\$1,950,000	\$1,935,000	99.23%	\$745,300	2.60
10	2 Dorchester Road	Custom	5	4.2	132	\$2,495,000	\$2,199,000	\$2,087,500	94.93%	\$601,400	3.47
11	14 Windsor Road	Colonial	5	4.1	74	\$2,495,000	\$2,495,000	\$2,375,000	95.19%		
12	234 Woodland Avenue	Colonial	6	5.1	14	\$2,495,000	\$2,495,000	\$2,600,000	104.21%		
<b>AVERAGE</b>					52	\$1,384,333	\$1,351,333	\$1,352,875	100.64%		2.86

### "Active" Listings in Summit

Number of Units: 24  
 Average List Price: \$1,812,792  
 Average Days on Market: 66

### "Under Contract" Listings in Summit

Number of Units: 22  
 Average List Price: \$1,493,723  
 Average Days on Market: 39

# 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												52
List Price	\$1,351,333												\$1,351,333
Sales Price	\$1,352,875												\$1,352,875
SP:LP%	100.64%												100.64%
SP to AV	2.86												2.86
# Units Sold	12												12
3 Mo Rate of Ab	1.75												1.75
Active Listings	24												24
Under Contracts	22												22

## Flashback! YTD 2022 vs YTD 2023

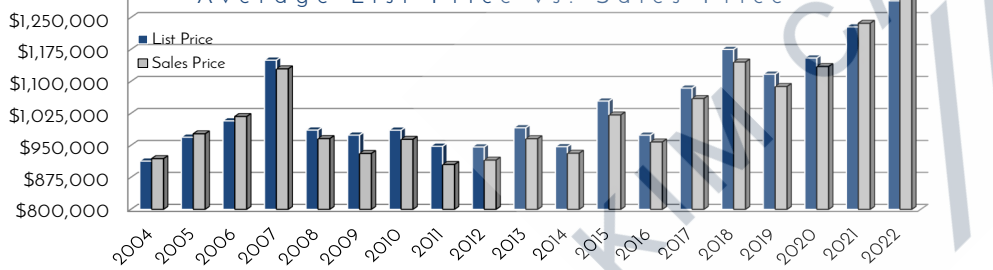
YTD	2022	2023	% Change
DOM	32	52	63.30%
Sales Price	\$1,388,864	\$1,352,875	-2.59%
LP:SP	101.28%	100.64%	-0.63%
SP:AV	3.08	2.86	-7.14%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	18	12	-33.33%
Rate of Ab 3 Mo	1.14	1.75	53.51%
Actives	28	24	-14.29%
Under Contracts	26	22	-15.38%

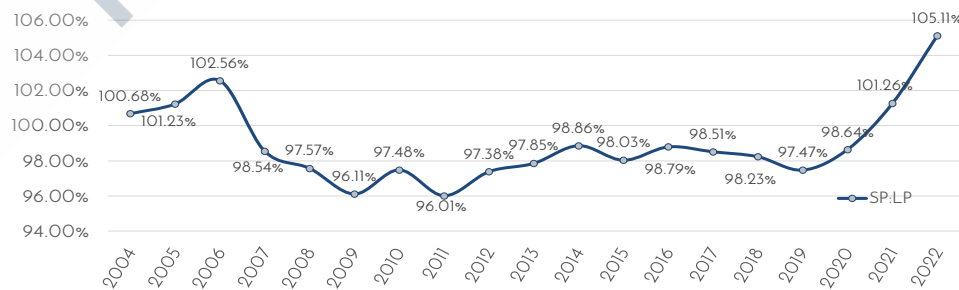
## Summit Yearly Market Trends

Average List Price vs. Sales Price



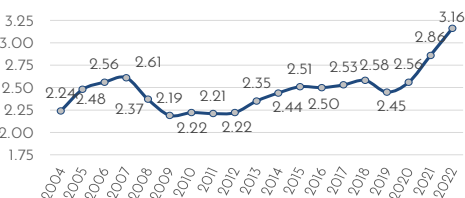
## Summit Yearly Market Trends

Sales Price to List Price Ratios

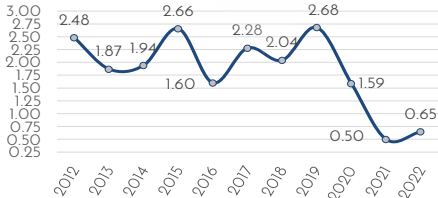


Year	LP	SP
2004	\$913,052	\$918,810
2005	\$969,120	\$977,024
2006	\$1,007,394	\$1,017,629
2007	\$1,149,803	\$1,129,397
2008	\$985,793	\$965,899
2009	\$973,992	\$930,999
2010	\$985,585	\$964,131
2011	\$947,846	\$905,137
2012	\$946,234	\$915,407
2013	\$991,209	\$965,650
2014	\$946,779	\$931,577
2015	\$1,053,866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

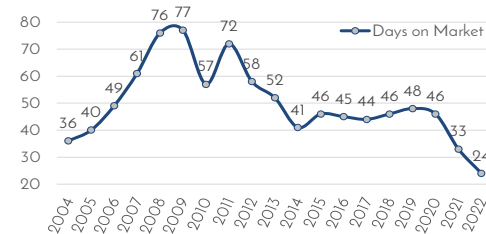


12Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

