

Summit

February 2024 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|---------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 161 Broad Street | AFrame | 3 | 1.0 | 38 | \$414,900 | \$414,900 | \$380,000 | 91.59% | \$106,100 | 3.58 |
| 2 | 30 Ridgedale Avenue | CapeCod | 3 | 2.1 | 12 | \$765,000 | \$765,000 | \$835,000 | 109.15% | \$264,500 | 3.16 |
| 3 | 17 Londonderry Way | Ranch | 3 | 2.0 | 6 | \$990,000 | \$990,000 | \$990,000 | 100.00% | \$310,400 | 3.19 |
| 4 | 7 Cromwell Parkway | Ranch | 3 | 3.0 | 8 | \$999,000 | \$999,000 | \$1,207,000 | 120.82% | \$278,100 | 4.34 |
| 5 | 146 Maple Street | Tudor | 4 | 2.0 | 14 | \$1,100,000 | \$1,100,000 | \$1,225,000 | 111.36% | \$344,800 | 3.55 |
| 6 | 161 Woodland Avenue | Colonial | 5 | 2.1 | 50 | \$1,399,000 | \$1,274,999 | \$1,275,000 | 100.00% | \$406,300 | 3.14 |
| 7 | 7 Harvey Drive | Colonial | 5 | 4.1 | 37 | \$1,899,000 | \$1,699,000 | \$1,720,000 | 101.24% | | |
| 8 | 37 Twombly Drive | Ranch | 4 | 4.0 | 9 | \$1,599,000 | \$1,599,000 | \$1,770,000 | 110.69% | \$572,700 | 3.09 |
| 9 | 27 Parmley Place | TwnEndUn | 4 | 3.1 | 1 | \$1,850,000 | \$1,850,000 | \$2,050,000 | 110.81% | \$570,700 | 3.59 |
| AVERAGE | | | | | 19 | \$1,223,989 | \$1,187,989 | \$1,272,444 | 106.18% | | 3.46 |

"Active" Listings in Summit

Number of Units: 22
 Average List Price: \$1,969,541
 Average Days on Market: 34

"Under Contract" Listings in Summit

Number of Units: 19
 Average List Price: \$1,215,842
 Average Days on Market: 16

Summit 2024 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-------------|-------------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-------------|
| Days on Market | 25 | 19 | | | | | | | | | | | 22 |
| List Price | \$1,040,557 | \$1,187,989 | | | | | | | | | | | \$1,123,487 |
| Sales Price | \$1,076,429 | \$1,272,444 | | | | | | | | | | | \$1,186,688 |
| SP:LP% | 104.57% | 106.18% | | | | | | | | | | | 105.48% |
| SP to AV | 3.38 | 3.46 | | | | | | | | | | | 3.42 |
| # Units Sold | 7 | 9 | | | | | | | | | | | 16 |
| 3 Mo Rate of Ab | 0.97 | 2.30 | | | | | | | | | | | 1.64 |
| Active Listings | 13 | 22 | | | | | | | | | | | 18 |
| Under Contracts | 9 | 19 | | | | | | | | | | | 14 |

Flashback! YTD 2023 vs YTD 2024

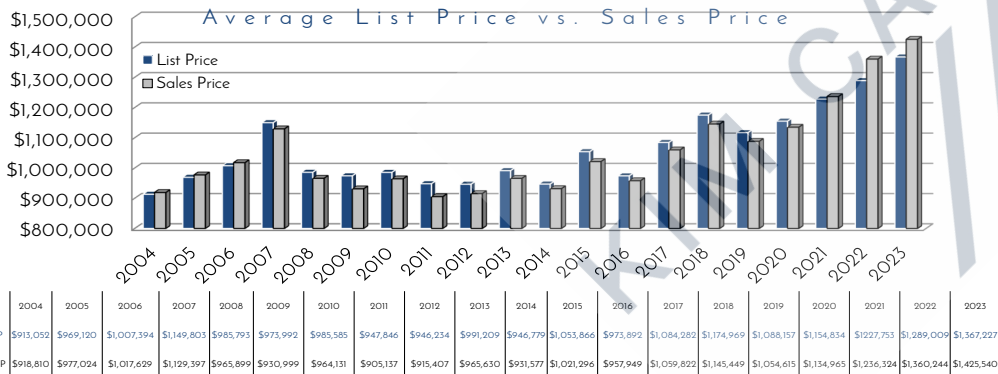
| YTD | 2023 | 2024 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 48 | 22 | -54.39% |
| Sales Price | \$1,253,616 | \$1,186,688 | -5.34% |
| LP:SP | 100.78% | 105.48% | 4.66% |
| SP:AV | 2.78 | 3.42 | 23.04% |

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

| YTD | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 23 | 16 | -30.43% |
| Rate of Ab 3 Mo | 1.80 | 1.64 | -9.17% |
| Actives | 22 | 18 | -20.45% |
| Under Contracts | 31 | 14 | -54.10% |

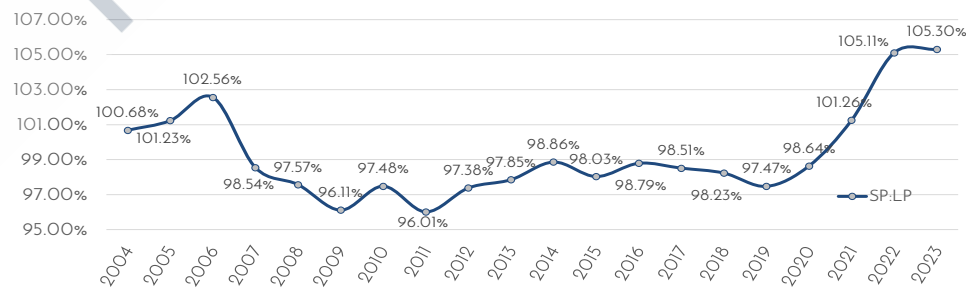
Summit Yearly Market Trends

Average List Price vs. Sales Price

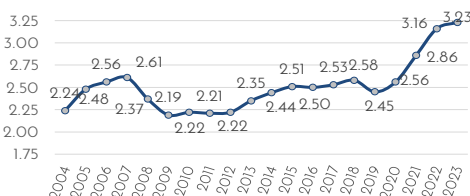


Summit Yearly Market Trends

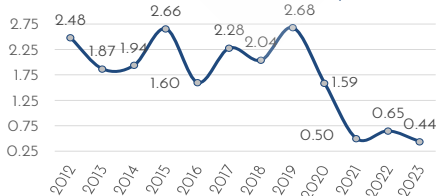
Sales Price to List Price Ratios



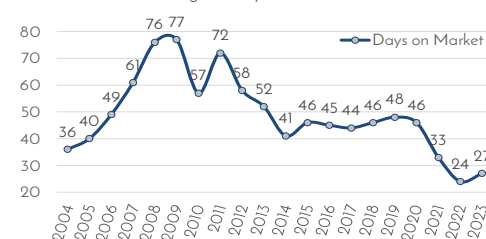
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

