

# Summit

## January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	777 Springfield Avenue U15	TwnIntUn	2	2.1	7	\$475,000	\$475,000	\$491,000	103.37%	\$180,100	2.73
2	22 Edison Drive	CapeCod	3	1.0	8	\$565,000	\$565,000	\$619,000	109.56%	\$160,300	3.86
3	42 Elm Street 38F	TwnIntUn	2	2.2	64	\$650,000	\$599,900	\$675,000	112.52%	\$240,400	2.81
4	67-75 New England Avenue 71A	TwnEndUn	4	3.0	77	\$850,000	\$799,000	\$770,000	96.37%	\$218,000	3.53
5	1 Euclid Avenue 6B	OneFloor	3	2.1	1	\$1,200,000	\$1,200,000	\$1,288,000	107.33%	\$284,000	4.54
6	87 Woodland Avenue	Colonial	4	2.1	16	\$1,845,000	\$1,845,000	\$1,690,000	91.60%	\$485,400	3.48
7	69 Templar Way	Colonial	4	2.2	1	\$1,800,000	\$1,800,000	\$2,002,000	111.22%	\$736,200	2.72
AVERAGE					25	\$1,055,000	\$1,040,557	\$1,076,429	104.57%		3.38

### "Active" Listings in Summit

Number of Units: 13  
 Average List Price: \$2,619,385  
 Average Days on Market: 47

### "Under Contract" Listings in Summit

Number of Units: 9  
 Average List Price: \$1,196,767  
 Average Days on Market: 24

# 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												25
List Price	\$1,040,557												\$1,040,557
Sales Price	\$1,076,429												\$1,076,429
SP:LP%	104.57%												104.57%
SP to AV	3.38												3.38
# Units Sold	7												7
3 Mo Rate of Ab	0.97												0.97
Active Listings	13												13
Under Contracts	9												9

## Flashback! YTD 2023 vs YTD 2024

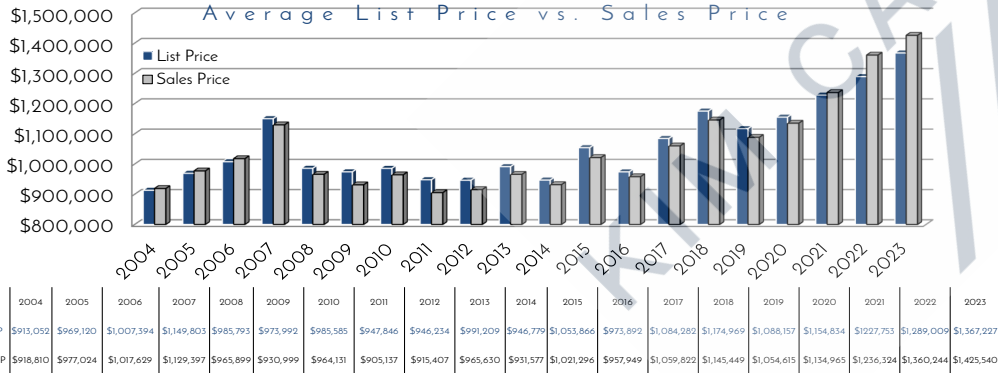
YTD	2023	2024	% Change
DOM	52	25	-52.35%
Sales Price	\$1,352,875	\$1,076,429	-20.43%
LP:SP	100.64%	104.57%	3.90%
SP:AV	2.86	3.38	18.09%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	12	7	-41.67%
Rate of Ab 3 Mo	1.75	0.97	-44.57%
Actives	24	13	-45.83%
Under Contracts	22	9	-59.09%

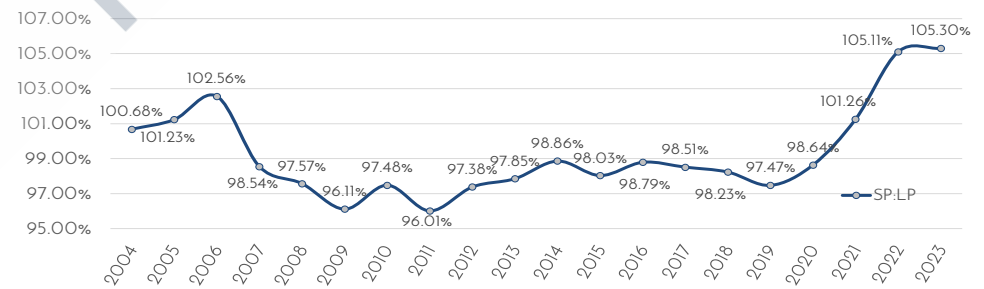
## Summit Yearly Market Trends

Average List Price vs. Sales Price

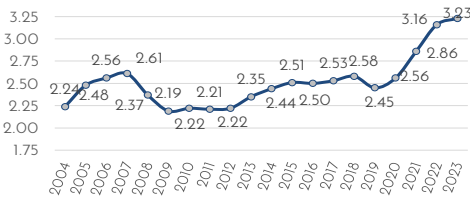


## Summit Yearly Market Trends

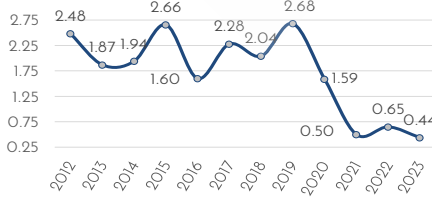
Sales Price to List Price Ratios



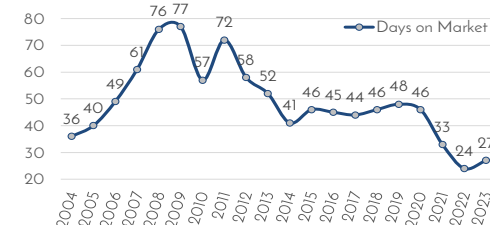
Sales Price to Assessed Value Ratio



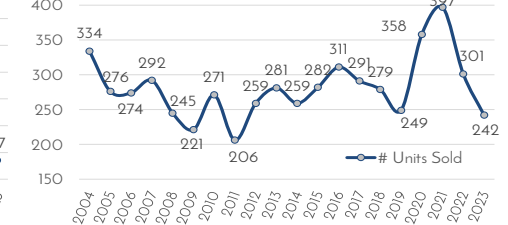
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



Data only available until 2012