

Summit

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	417 Morris Avenue	TwnIntUn	2	2.0	20	\$425,000	\$425,000	\$457,000	107.53%	\$119,800	3.81
2	28 Morris Avenue U:N	TwnEndUn	2	2.1	8	\$699,000	\$699,000	\$730,000	104.43%	\$209,500	3.48
3	265 Woodland Avenue	Colonial	4	2.1	15	\$975,000	\$975,000	\$1,026,000	105.23%	\$328,800	3.12
4	15 Russell Place	Custom	4	2.1	6	\$1,275,000	\$1,275,000	\$1,303,000	102.20%		
5	253 Kent Place Boulevard	Colonial	5	3.1	13	\$1,295,000	\$1,295,000	\$1,375,000	106.18%	\$375,100	3.67
6	90 Mountain Avenue	Victorian	5	2.2	9	\$1,398,000	\$1,398,000	\$1,752,500	125.36%	\$424,600	4.13
7	31 Hobart Avenue	Victorian	4	2.1	7	\$1,225,000	\$1,225,000	\$1,755,000	143.27%	\$437,600	4.01
8	21 Ruthven Place	Victorian	5	3.1	15	\$1,900,000	\$1,900,000	\$1,900,000	100.00%	\$465,000	4.09
9	165 Oak Ridge Avenue	Colonial	5	3.1	11	\$1,925,000	\$1,925,000	\$2,190,000	113.77%	\$683,800	3.20
10	35 Rotary Drive	RanchExp	5	4.1	10	\$1,950,000	\$1,950,000	\$2,375,000	121.79%	\$593,900	4.00
AVERAGE					11	\$1,306,700	\$1,306,700	\$1,486,350	112.98%		3.72

"Active" Listings in Summit

Number of Units: 27
 Average List Price: \$2,124,804
 Average Days on Market: 41

"Under Contract" Listings in Summit

Number of Units: 24
 Average List Price: \$1,496,833
 Average Days on Market: 18

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	11										18
List Price	\$1,040,557	\$1,187,989	\$1,306,700										\$1,193,954
Sales Price	\$1,076,429	\$1,272,444	\$1,486,350										\$1,301,942
SP:LP%	104.57%	106.18%	112.98%										108.36%
SP to AV	3.38	3.46	3.72										3.53
# Units Sold	7	9	10										26
3 Mo Rate of Ab	0.97	2.30	2.19										1.82
Active Listings	13	22	27										21
Under Contracts	9	19	24										17

Flashback! YTD 2023 vs YTD 2024

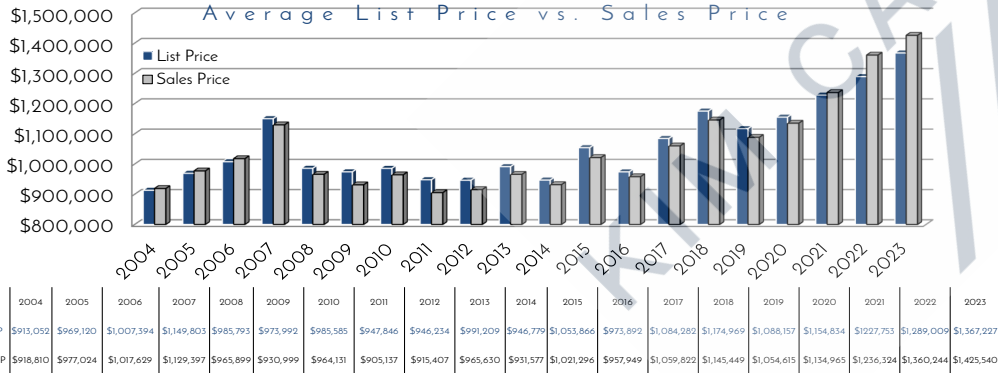
YTD	2023	2024	% Change
DOM	40	18	-54.99%
Sales Price	\$1,293,569	\$1,301,942	0.65%
LP:SP	101.50%	108.36%	6.76%
SP:AV	2.85	3.53	24.05%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	39	26	-33.33%
Rate of Ab 3 Mo	1.97	1.82	-7.61%
Actives	25	21	-16.22%
Under Contracts	35	17	-50.00%

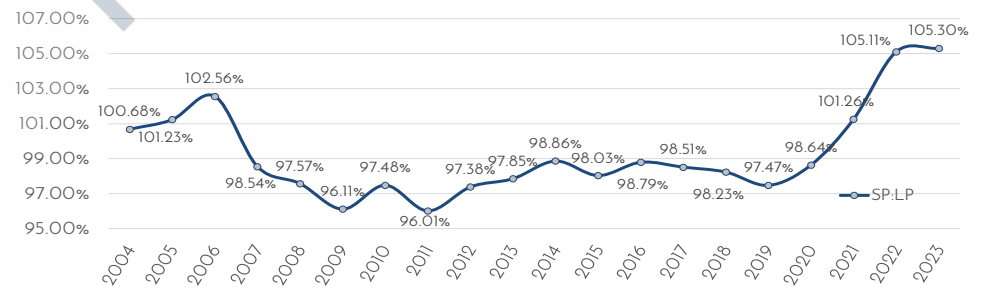
Summit Yearly Market Trends

Average List Price vs. Sales Price

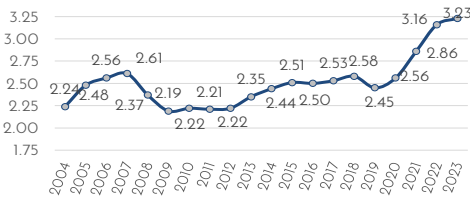


Summit Yearly Market Trends

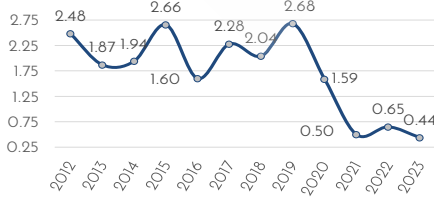
Sales Price to List Price Ratios



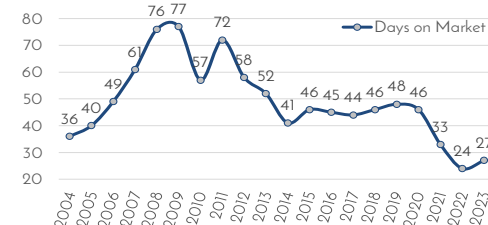
Sales Price to Assessed Value Ratio



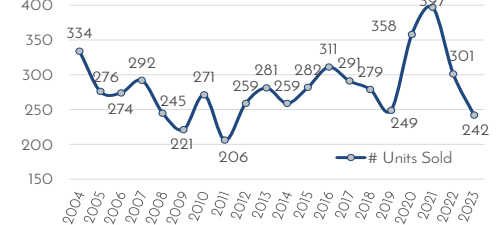
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



Data only available until 2012