

Summit

November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	141 Broad Street	CapeCod	2	1.1	16	\$699,900	\$699,900	\$690,000	98.59%	Renovated	
2	67E-75 New England Avenue	TwnEndUn	2	2.1	29	\$725,000	\$725,000	\$715,000	98.62%	\$210,300	3.40
3	19 Middle Avenue	CapeCod	5	2.1	43	\$779,000	\$729,000	\$750,000	102.88%	\$147,300	5.09
4	78 Eggers Court	TwnIntUn	3	3.1	27	\$999,000	\$999,000	\$999,999	100.10%	\$315,000	3.17
5	30 Fairview Avenue	Colonial	3	2.2	12	\$1,025,000	\$1,025,000	\$1,125,000	109.76%	\$341,400	3.30
6	26 Rotary Drive	SplitLev	4	2.1	7	\$1,325,000	\$1,325,000	\$1,625,000	122.64%	\$494,900	3.28
7	15 Glen Oaks Avenue	Colonial	5	3.0	10	\$1,725,000	\$1,725,000	\$1,877,000	108.81%	\$439,500	4.27
8	16 Warwick Road	Custom	5	3.1	15	\$1,895,000	\$1,895,000	\$1,950,000	102.90%	\$639,100	3.05
9	22 Windsor Road	Colonial	5	3.2	16	\$1,950,000	\$1,950,000	\$2,300,000	117.95%	\$536,900	4.28
10	60 Blackburn Road	Colonial	5	3.3	8	\$2,595,000	\$2,595,000	\$2,800,000	107.90%	\$717,900	3.90
11	175 Springfield Avenue	Colonial	7	7.2	269	\$5,500,000	\$5,500,000	\$5,500,000	100.00%	\$1,612,700	3.41
AVERAGE					41	\$1,747,082	\$1,742,536	\$1,848,364	106.38%		3.72

"Active" Listings in Summit

Number of Units: 20
 Average List Price: \$2,010,550
 Average Days on Market: 73

"Under Contract" Listings in Summit

Number of Units: 23
 Average List Price: \$1,237,691
 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	11	14	17	21	16	20	21	10	41		21
List Price	\$1,040,557	\$1,187,989	\$1,306,700	\$1,407,813	\$1,458,389	\$1,469,614	\$1,104,260	\$1,398,391	\$1,529,615	\$2,211,200	\$1,742,536		\$1,458,688
Sales Price	\$1,076,429	\$1,272,444	\$1,486,350	\$1,487,445	\$1,599,395	\$1,562,103	\$1,238,267	\$1,546,375	\$1,646,285	\$2,256,175	\$1,848,364		\$1,571,272
SP:LP%	104.57%	106.18%	112.98%	108.66%	109.78%	107.42%	115.49%	111.12%	110.63%	104.98%	106.38%		109.20%
SP to AV	3.38	3.46	3.72	3.43	3.48	3.58	3.54	3.62	3.50	3.80	3.72		3.58
# Units Sold	7	9	10	16	18	29	15	33	13	10	11		171
3 Mo Rate of Ab	0.97	2.30	2.19	1.55	1.29	0.97	0.64	0.40	0.94	1.29	1.77		1.30
Active Listings	13	22	27	27	15	15	7	10	18	24	20		17
Under Contracts	9	19	24	43	47	41	35	17	12	18	23		26

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	21	-25.63%
Sales Price	\$1,410,903	\$1,571,272	11.37%
LP:SP	105.44%	109.20%	3.57%
SP:AV	3.21	3.58	11.56%

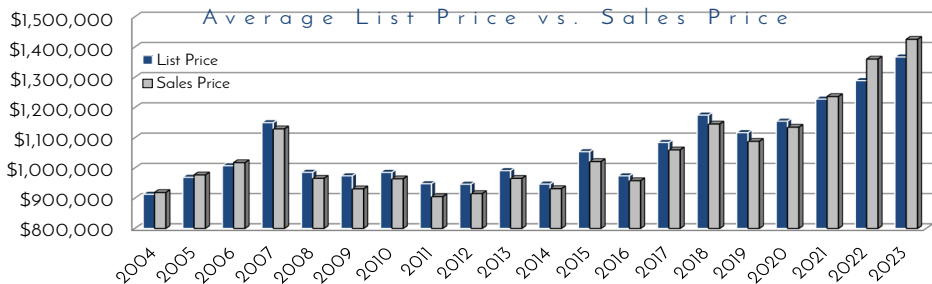
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	230	171	-25.65%
Rate of Ab 3 Mo	1.27	1.30	2.51%
Actives	21	17	-19.23%
Under Contracts	36	26	-26.34%

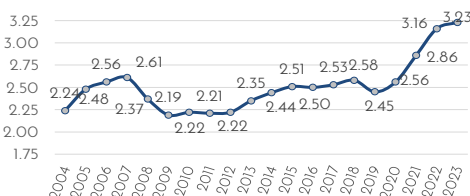
Summit Yearly Market Trends

Average List Price vs. Sales Price

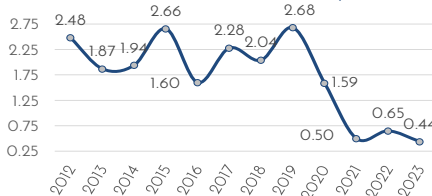


Year	LP	SP
2004	\$911,052	\$918,810
2005	\$969,120	\$977,024
2006	\$1,007,194	\$1,017,629
2007	\$1,149,803	\$1,129,397
2008	\$985,793	\$965,899
2009	\$973,992	\$930,999
2010	\$985,585	\$964,131
2011	\$947,846	\$905,137
2012	\$946,234	\$915,407
2013	\$991,209	\$965,630
2014	\$946,779	\$931,577
2015	\$1,053,866	\$1,021,296
2016	\$973,892	\$957,949
2017	\$1,084,382	\$1,059,822
2018	\$1,174,969	\$1,145,449
2019	\$1,088,157	\$1,054,615
2020	\$1,154,834	\$1,134,965
2021	\$1,227,753	\$1,236,324
2022	\$1,289,009	\$1,360,244
2023	\$1,367,237	\$1,425,540

Sales Price to Assessed Value Ratio



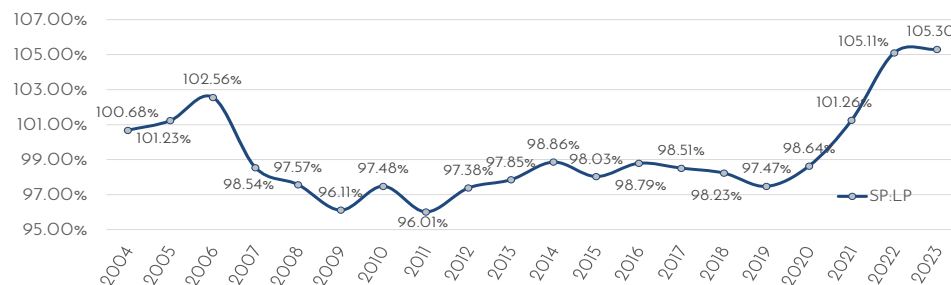
12 Month Rate of Absorption



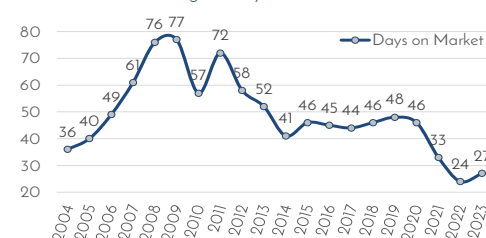
Data only available until 2012

Summit Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

