Summit

March 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	800 Old Springfield Avenue	TwnEndUn	1	1.0	82	$259,000	$259,000	$254,000	98.07%	$87,700	2.90
2	390 Morris Avenue 7	OneFloor	2	1.0	60	$325,000	$325,000	$305,000	93.85%	$84,200	3.62
3	390 Morris Avenue Unit 29	TwnEndUn	2	1.0	15	$319,000	$319,000	$315,000	98.75%	$105,500	2.99
4	41 Edison Drive	CapeCod	3	2.0	24	$535,000	$535,000	$517,000	96.64%	$175,700	2.94
5	40 Kent Place Boulevard	Victorian	6	2.0	21	$425,000	$425,000	$551,000	129.65%	$250,300	2.20
6	134 Kent Place Boulevard	CapeCod	3	1.1	17	$500,000	$500,000	$555,000	111.00%	$259,100	2.14
7	67-73 New Englad Avenue 75B	TwnEndUn	2	2.1	8	$639,000	$639,000	$616,000	96.40%	$210,300	2.93
8	27 Edison Drive	CapeCod	3	3.0	12	$600,000	$600,000	$625,000	104.17%	$220,700	2.83
9	72 Mountain Avenue	Victorian	4	2.1	17	$750,000	$750,000	$727,000	96.93%	$291,700	2.49
10	634 Springfield Avenue	Split Level	3	2.2	184	$995,000	$799,000	$802,000	100.38%	$319,800	2.51
11	24B Gates Avenue	TwnEndUn	5	4.1	193	$850,000	$818,000	$807,500	98.72%		
12	30 Myrtle Avenue	Colonial	3	3.0	15	$838,000	$838,000	$838,000	100.00%	$391,300	2.14
13	139 Pine Grove Avenue	Colonial	3	2.1	17	$899,900	$899,900	$850,000	94.45%	$328,100	2.59
14	140 Rotary Drive	Colonial	4	2.1	252	$1,295,000	$1,199,000	$920,000	76.73%	$734,400	1.25
15	37 Oakley Avenue	Colonial	4	3.1	1	$999,000	$999,000	$992,165	99.32%	$428,400	2.32
16	2 Irving Place	Colonial	3	3.1	174	$1,395,000	$1,295,000	$1,160,000	89.58%		
17	25 Tanglewood Drive	Split Level	5	3.1	6	$1,125,000	$1,125,000	$1,175,000	104.44%	$490,900	2.39
18	70 Rotary Drive	Colonial	4	3.1	143	$1,449,000	$1,449,000	$1,300,000	89.72%	$637,300	2.04
19	1 Sweetbriar Road	Colonial	4	2.2	1	$1,359,000	$1,359,000	$1,320,000	97.13%	$502,400	2.63
20	14 Euclid Avenue Unit 204	MultiFlr	2	3.0	19	$1,400,000	$1,400,000	$1,350,000	96.43%	$504,300	2.68
21	13 Hillview Terrace	Colonial	6	6.1	67	$2,269,000	$2,269,000	$2,220,000	97.84%		
22	27 Beacon Road	Tudor	9	6.1	67	$2,390,000	$2,390,000	$2,250,000	94.14%	$1,168,300	1.93
	AVERAGE				63	$982,541	$963,268	$929,530	98.38%	$378,442	2.50

"ACTIVE" Listings in Summit

Number of Units:	**81**
Average List Price:	**$1,597,302**
Average Days on Market:	**54**

"UNDER CONTRACT" Listings in Summit

Number of Units:	**58**
Average List Price:	**$1,225,264**
Average Days on Market:	**33**

Summit 2018 Year to Date Market Trends

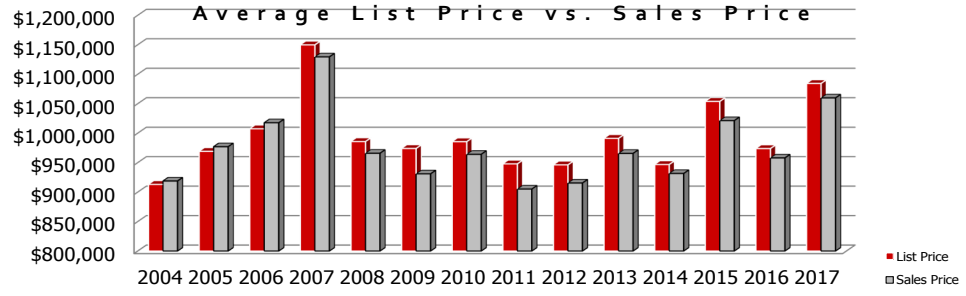
YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	52	79	63										62
List Price	$1,016,945	$1,881,445	$963,268										$1,168,375
Sales Price	$985,056	$1,805,385	$929,530										$1,126,911
Sales Price as a % of List Price	98.63%	97.03%	98.38%										98.21%
Sales Price to Assessed Value	2.61	2.55	2.50										2.56
# Units Sold	22	11	22										55
Active Listings	64	86	81										77
Under Contracts	25	43	58										42

Flashback! YTD 2017 vs YTD 2018

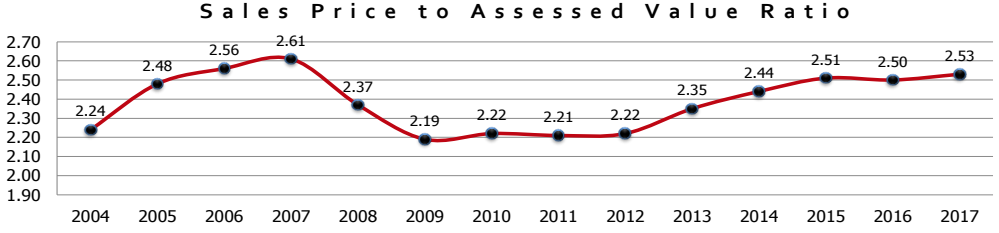
YTD	2017	2018	% Change
Days on Market	56	62	9.99%
Sales Price	$1,034,800	$1,126,911	8.90%
Sales Price to Assessed Value	2.43	2.56	5.32%

YTD	2017	2018	% Change
# Units Sold	53	55	3.77%
Active Listings	86	81	-5.81%
Under Contracts	62	58	-6.45%

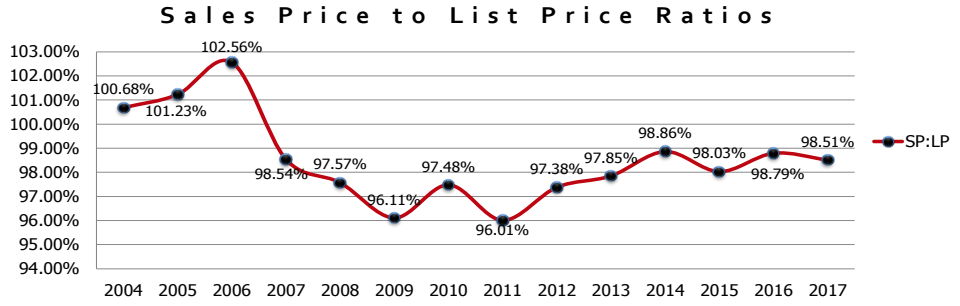
Summit Yearly Market Trends

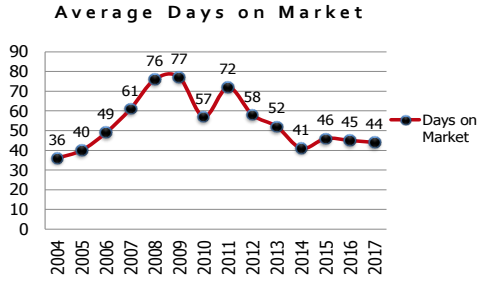


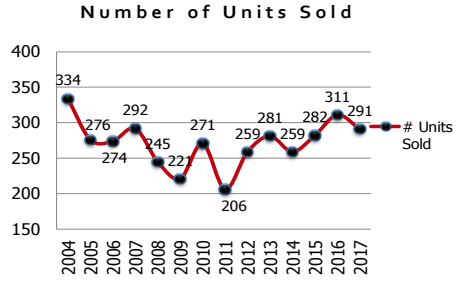
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	$913,052	$969,120	$1,007,394	$1,149,803	$985,793	$973,992	$985,585	$947,846	$946,234	$991,209	$946,779	$1,053,866	$973,892	$1,084,282
SP	$918,810	$977,024	$1,017,629	$1,129,397	$965,899	$930,999	$964,131	$905,137	$915,407	$965,630	$931,577	$1,021,296	$957,949	$1,059,822



Summit Yearly Market Trends







Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

© 2004-2018 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.