



Summit

October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	133 Summit Avenue	OneFloor	1	1.0	92	\$224,000	\$210,000	\$205,000	97.62%		
2	412 Morris Avenue Unit 36	OneFloor	2	1.1	20	\$309,000	\$309,000	\$306,500	99.19%	\$133,100	2.30
3	412 Morris Avenue Unit 56	TwndEndUn	3	1.1	42	\$499,000	\$499,000	\$490,000	98.20%	\$162,700	3.01
4	26 Miele Place	Colonial	4	2.1	58	\$599,900	\$545,500	\$515,000	94.41%	\$205,100	2.51
5	37 Clark Street	Ranch	3	1.0	8	\$499,000	\$499,000	\$525,000	105.21%	\$147,900	3.55
6	18 Hughes Place	Colonial	4	2.0	9	\$575,000	\$575,000	\$570,000	99.13%	\$184,600	3.09
7	47 Lewis Avenue	Split Level	3	2.0	63	\$585,000	\$585,000	\$585,000	100.00%		
8	61 Ashland Road	Tudor	5	1.1	151	\$699,001	\$699,001	\$600,000	85.84%	\$276,600	2.17
9	9 Harrison Court	Ranch	3	2.1	13	\$635,000	\$635,000	\$635,000	100.00%	\$235,600	2.70
10	52 Springfield Avenue Unit D	TwndEndUn	3	2.1	69	\$750,000	\$699,000	\$650,000	92.99%	\$242,700	2.68
11	58 Park Avenue	Colonial	3	2.1	55	\$740,000	\$699,900	\$680,250	97.19%	\$280,400	2.43
12	36 Hartley Road	Split Level	3	2.0	1	\$710,000	\$710,000	\$700,000	98.59%	\$222,600	3.14
13	7 Oak Ridge Avenue	Colonial	4	2.1	6	\$685,000	\$685,000	\$712,800	104.06%	\$317,900	2.24
14	13 Harvey Drive	Ranch	4	2.0	10	\$725,000	\$725,000	\$725,000	100.00%	\$212,000	3.42
15	96 Tulip Street	SeeRem	4	3.0	36	\$779,000	\$779,000	\$765,000	98.20%	\$294,400	2.60
16	17 Edison Drive	Colonial	3	2.1	21	\$799,000	\$799,000	\$769,000	96.25%	\$217,300	3.54
17	31 Edison Drive	Colonial	4	3.0	17	\$725,000	\$725,000	\$775,000	106.90%		
18	121 Ashland Road	CapeCod	4	2.1	20	\$849,000	\$795,000	\$820,000	103.14%	\$371,800	2.21
19	22 Wade Drive	Split Level	5	3.0	20	\$899,000	\$849,000	\$840,000	98.94%	\$316,400	2.65
20	59 Tanglewood Drive	Bi-Level	4	3.1	6	\$1,099,000	\$1,099,000	\$1,089,000	99.09%	\$490,900	2.22
21	58 Hobart Avenue	Colonial	4	2.1	12	\$1,025,000	\$1,025,000	\$1,100,000	107.32%	\$384,200	2.86
22	5 Ox Bow Lane	Custom	4	3.1	11	\$1,200,000	\$1,200,000	\$1,355,000	112.92%	\$526,000	2.58
23	92 Rotary Drive	Colonial	5	4.1	187	\$1,625,000	\$1,475,000	\$1,400,000	94.92%	\$692,500	2.02
24	3 Whitesell Court	Colonial	5	3.1	55	\$1,549,000	\$1,549,000	\$1,440,000	92.96%	\$582,500	2.47
25	11 Portland Road	Colonial	5	3.2	10	\$1,399,000	\$1,399,000	\$1,440,000	102.93%	\$788,400	1.83

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26	225 Summit Avenue	Colonial	4	3.1	63	\$1,599,000	\$1,599,000	\$1,550,000	96.94%	\$707,200	2.19
27	50 Druid Hill Road	Tudor	4	2.1	8	\$1,499,000	\$1,499,000	\$1,600,000	106.74%	\$675,000	2.37
28	175 Oak Ridge Avenue	Tudor	4	3.1	32	\$1,875,000	\$1,775,000	\$1,700,000	95.77%	\$658,400	2.58
29	16 Greenbriar Drive	Colonial	5	3.1	1	\$2,100,000	\$2,100,000	\$2,075,000	98.81%	\$887,300	2.34
30	5 Prospect Hill Avenue	Colonial	5	4.1	1	\$2,195,000	\$2,195,000	\$2,300,000	104.78%	\$1,091,700	2.11
31	59 Blackburn Place	Colonial	6	4.1	8	\$2,195,000	\$2,195,000	\$2,414,000	109.98%		
32	232 Oak Ridge Avenue	Tudor	5	5.1	53	\$2,750,000	\$2,550,000	\$2,450,000	96.08%	\$1,000,000	2.45
33	18 Hawthorne Place	Colonial	5	3.2	8	\$2,349,000	\$2,349,000	\$2,500,000	106.43%	\$809,000	3.09
34	14 Friar Tuck Circle	Colonial	6	7.3	1	\$8,500,000	\$8,500,000	\$8,200,000	96.47%	\$2,622,800	3.13
AVERAGE					34	\$1,330,732	\$1,309,747	\$1,308,281	99.94%		2.62

"Active" Listings in Summit

Number of Units: 78
 Average List Price: \$1,512,396
 Average Days on Market: 80

"Under Contract" Listings in Summit

Number of Units: 61
 Average List Price: \$1,174,059
 Average Days on Market: 48

Summit 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	87	91	72	42	29	37	36	44	24	34			45
List Price	\$1,071,352	\$849,636	\$919,871	\$1,082,412	\$982,636	\$1,145,810	\$1,196,798	\$1,296,789	\$1,189,973	\$1,309,747			\$1,161,302
Sales Price	\$1,033,080	\$816,143	\$885,668	\$1,040,018	\$958,068	\$1,104,952	\$1,170,769	\$1,283,512	\$1,187,826	\$1,308,281			\$1,140,438
SP:LP%	96.98%	96.70%	96.50%	96.53%	98.88%	96.82%	98.71%	99.61%	99.62%	99.94%			98.56%
SP to AV	2.39	2.55	2.36	2.50	2.42	2.51	2.43	2.66	2.66	2.62			2.54
# Units Sold	25	14	17	17	22	21	40	64	41	34			295
3 Mo Rate of Ab	3.19	3.74	4.67	2.36	4.95	4.06	3.28	2.20	1.82	1.80			3.21
Active Listings	75	88	78	76	85	82	89	80	78	78			81
Under Contracts	30	46	44	35	58	94	83	63	55	61			57

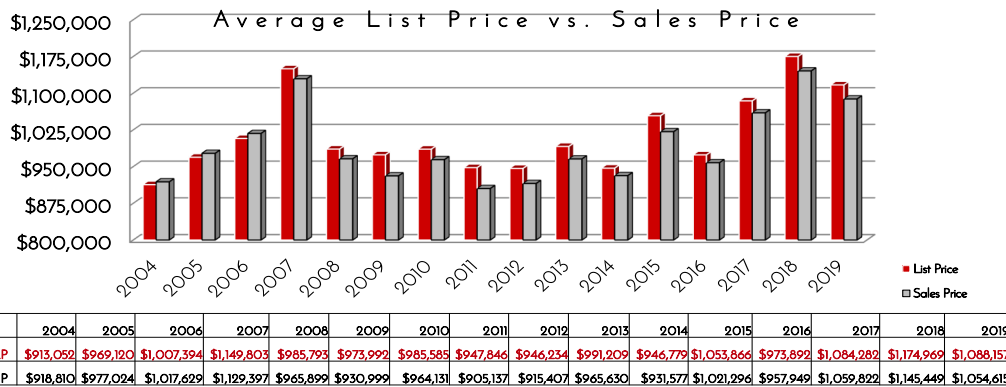
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	47	45	-3.97%
Sales Price	\$1,063,615	\$1,140,438	7.22%
LP:SP	97.47%	98.56%	1.12%
SP:AV	2.49	2.54	2.00%



YTD	2019	2020	% Change
# Units Sold	205	295	43.90%
Rate of Ab 3 Mo	5.02	1.80	-64.14%
Actives	90	78	-13.33%
Under Contracts	50	61	22.00%

Summit Yearly Market Trends



Summit Yearly Market Trends

