



Summit

September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	390 Morris Avenue Unit 10	TwnIntUn	2	1.0	8	\$285,000	\$285,000	\$270,000	94.74%	\$91,200	2.96
2	390 Morris Avenue Unit 9	TwnIntUn	2	1.0	14	\$275,000	\$275,000	\$270,000	98.18%	\$91,200	2.96
3	5 Chapel Street	Colonial	3	1.0	24	\$399,000	\$399,000	\$345,000	86.47%	\$147,600	2.34
4	10 Euclid Avenue	HighRise	2	2.0	41	\$390,000	\$390,000	\$365,000	93.59%		
5	119 Ashwood Avenue	Colonial	3	1.0	13	\$499,000	\$499,000	\$495,000	99.20%	\$219,700	2.25
6	29 Fay Place	Split Level	3	2.0	1	\$599,999	\$599,999	\$540,000	90.00%	\$235,700	2.29
7	45 Michigan Avenue	Split Level	3	1.1	7	\$529,000	\$529,000	\$545,000	103.02%	\$174,700	3.12
8	24 Baltusrol Place	Colonial	3	2.0	15	\$519,500	\$519,500	\$565,000	108.76%	\$196,100	2.88
9	64 Park Avenue	Duplex	3	2.1	28	\$575,000	\$575,000	\$575,000	100.00%	\$226,000	2.54
10	11 Euclid Avenue Unit 4D	HighRise	2	2.0	4	\$570,000	\$570,000	\$575,000	100.88%	\$242,700	2.37
11	131 Orchard Street	Split Level	3	1.1	18	\$540,000	\$540,000	\$600,000	111.11%		
12	36 Lowell Avenue	Colonial	3	1.1	10	\$569,500	\$569,500	\$610,000	107.11%	\$240,300	2.54
13	24 Greenfield Avenue	CapeCod	4	1.1	28	\$685,000	\$685,000	\$655,000	95.62%	\$194,300	3.37
14	16 Woodfern Road	Ranch	3	2.0	27	\$699,000	\$699,000	\$685,000	98.00%	\$311,300	2.20
15	28 Morris Avenue Apt EE11	TwnEndUn	3	2.1	25	\$679,900	\$679,900	\$707,000	103.99%	\$223,000	3.17
16	140 Canoe Brook Parkway	Custom	4	2.1	9	\$750,000	\$750,000	\$730,000	97.33%	\$261,600	2.79
17	14 Ashland Road	Colonial	4	2.0	45	\$899,000	\$849,000	\$815,000	96.00%	\$353,500	2.31
18	8 Stiles Road	Split Level	4	2.1	9	\$875,000	\$875,000	\$875,000	100.00%	\$318,600	2.75
19	40 Sheffield Road	Colonial	3	3.1	33	\$910,000	\$910,000	\$885,000	97.25%	\$347,900	2.54
20	3 Sayre Street Unit 1	HalfDupl	4	4.1	150	\$948,000	\$948,000	\$899,000	94.83%	\$399,200	2.25
21	16 Shadyside Avenue	Colonial	5	2.1	45	\$999,999	\$949,000	\$930,000	98.00%		
22	168 Ashland Road	Colonial	3	3.1	12	\$929,000	\$929,000	\$960,000	103.34%	\$351,500	2.73
23	38 Oakley Avenue	Colonial	4	3.1	63	\$1,195,000	\$1,149,000	\$1,050,000	91.38%	\$444,400	2.36
24	32 Tulip Street	Colonial	5	2.3	1	\$1,065,000	\$1,065,000	\$1,089,000	102.25%	\$377,500	2.88
25	9 Stony Hill Court	Colonial	4	2.1	6	\$1,195,000	\$1,195,000	\$1,195,000	100.00%	\$449,500	2.66

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26	46 Parkview Terrace	Colonial	4	3.1	7	\$1,179,000	\$1,179,000	\$1,231,000	104.41%	\$390,300	3.15
27	127 Tulip Street	Tudor	5	2.1	15	\$1,450,000	\$1,450,000	\$1,437,500	99.14%	\$462,500	3.11
28	1 Lorraine Road	CapeCod	4	3.1	1	\$1,375,000	\$1,375,000	\$1,475,000	107.27%	\$485,800	3.04
29	21 Londonderry Way	RanchExp	4	3.0	8	\$1,349,000	\$1,349,000	\$1,490,000	110.45%		
30	14 West Lane	Custom	4	3.1	8	\$1,399,000	\$1,399,000	\$1,501,380	107.32%	\$492,600	3.05
31	11 Hillside Avenue	Colonial	5	3.1	56	\$1,749,000	\$1,599,000	\$1,599,000	100.00%	\$498,300	3.21
32	251 Oak Ridge Avenue	RanchRas	3	2.2	55	\$1,795,000	\$1,795,000	\$1,600,000	89.14%	\$851,200	1.88
33	71 Templar Way	Colonial	6	4.2	14	\$1,795,000	\$1,795,000	\$1,750,000	97.49%	\$811,200	2.16
34	38 Templar Way	Colonial	5	4.1	8	\$1,650,000	\$1,650,000	\$1,800,000	109.09%	\$780,000	2.31
35	22 Portland Road	Colonial	6	4.2	47	\$1,895,000	\$1,895,000	\$1,815,000	95.78%	\$793,200	2.29
36	1 Sweetbriar Road	Colonial	4	3.2	1	\$1,850,000	\$1,850,000	\$1,825,000	98.65%	\$594,400	3.07
37	70 Templar Way	Colonial	5	4.1	30	\$2,188,000	\$1,980,000	\$1,900,000	95.96%		
38	7 Woodmere Drive	Colonial	5	4.2	45	\$2,195,000	\$2,195,000	\$2,149,000	97.90%	\$717,600	2.99
39	25 Hill Crest Avenue	Colonial	5	6.1	9	\$2,849,000	\$2,849,000	\$2,750,000	96.53%	\$1,183,700	2.32
40	47 Hillcrest Avenue	Colonial	7	4.2	26	\$3,395,000	\$3,395,000	\$3,333,000	98.17%	\$1,331,700	2.50
41	30 Colt Road	Colonial	5	4.2	1	\$3,600,000	\$3,600,000	\$3,815,000	105.97%	\$1,513,600	2.52
AVERAGE					24	\$1,202,290	\$1,189,973	\$1,187,826	99.62%		2.66

"Active" Listings in Summit

Number of Units: 78
 Average List Price: \$1,464,664
 Average Days on Market: 79

"Under Contract" Listings in Summit

Number of Units: 55
 Average List Price: \$1,193,856
 Average Days on Market: 34

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				46
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				\$1,141,965
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				\$1,118,573
SP:LP%	96.98%	96.70%	96.50%	96.53%	98.88%	96.82%	98.71%	99.61%	99.62%				98.38%
SP to AV	2.39	2.55	2.36	2.50	2.42	2.51	2.43	2.66	2.66				2.53
# Units Sold	25	14	17	17	22	21	40	64	41				261
3 Mo Rate of Ab	3.19	3.74	4.67	2.36	4.95	4.06	3.28	2.20	1.82				3.36
Active Listings	75	88	78	76	85	82	89	80	78				81
Under Contracts	30	46	44	35	58	94	83	63	55				56

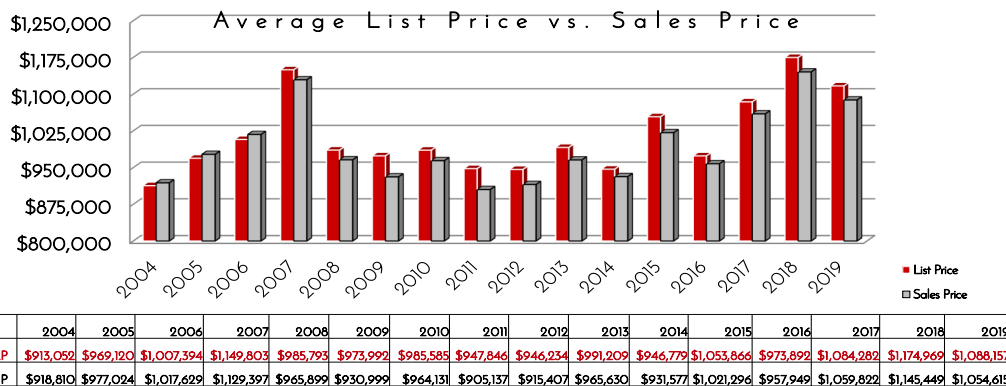
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	48	46	-3.50%
Sales Price	\$1,092,347	\$1,118,573	2.40%
LP:SP	97.43%	98.38%	0.98%
SP:AV	2.49	2.53	1.89%



YTD	2019	2020	% Change
# Units Sold	185	261	41.08%
Rate of Ab 3 Mo	4.84	1.82	-62.40%
Actives	117	78	-33.33%
Under Contracts	39	55	41.03%

Summit Yearly Market Trends



Summit Yearly Market Trends

