



# Summit

## January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	412 Morris Avenue Unit 30	TwndUn	2	2.0	19	\$379,900	\$379,900	\$349,000	91.87%	\$133,100	2.62
2	103 Park Avenue Unit B4	TwndUn	3	2.1	54	\$435,000	\$419,000	\$417,000	99.52%	\$157,700	2.64
3	13 Plain Street	CapeCod	4	1.0	4	\$529,000	\$529,000	\$520,000	98.30%	\$188,600	2.76
4	120 Orchard Street	CapeCod	3	2.0	41	\$629,000	\$599,000	\$565,000	94.32%	\$182,400	3.10
5	5 Gary Road	CapeCod	3	2.1	10	\$575,000	\$575,000	\$605,000	105.22%	\$194,100	3.12
6	54 Montrose Avenue	Ranch	3	2.1	35	\$695,000	\$675,000	\$655,000	97.04%	\$229,500	2.85
7	30 Hartley Road	Split Level	4	2.0	104	\$749,000	\$749,000	\$735,000	98.13%	\$263,900	2.79
8	37 Lewis Avenue	Colonial	4	2.1	114	\$875,000	\$800,000	\$775,000	96.88%	\$236,500	3.28
9	14 Devon Road	Split Level	4	3.0	79	\$849,000	\$799,000	\$805,000	100.75%	\$494,900	1.63
10	11 Ashland Road	Colonial	3	1.1	67	\$849,000	\$849,000	\$830,000	97.76%	\$301,500	2.75
11	186 Ashland Road	Colonial	3	2.1	35	\$879,000	\$879,000	\$912,500	103.81%	\$384,600	2.37
12	41 Parkview Terrace	Colonial	3	1.1	6	\$875,000	\$875,000	\$952,000	108.80%	\$380,000	2.51
13	16 Sweetbriar Road	Split Level	5	3.1	22	\$995,000	\$995,000	\$961,000	96.58%	\$574,900	1.67
14	11 Sheffield Road	Ranch	4	3.1	15	\$970,000	\$970,000	\$970,000	100.00%	\$385,100	2.52
15	246 Kent Place Boulevard	Colonial	4	2.1	43	\$1,049,000	\$1,049,000	\$1,010,000	96.28%	\$406,700	2.48
16	37 Pine Grove Avenue	Colonial	5	2.1	76	\$1,195,000	\$1,100,000	\$1,130,000	102.73%	\$614,300	1.84
17	50 Rowan Road	Colonial	4	3.0	8	\$1,195,000	\$1,195,000	\$1,230,000	102.93%	\$509,200	2.42
18	14 Sherman Avenue	Colonial	4	2.2	1	\$1,269,000	\$1,269,000	\$1,269,000	100.00%	\$495,800	2.56
19	82 Franklin Place Unit 7	TwndUn	3	3.1	349	\$1,475,000	\$1,475,000	\$1,325,000	89.83%		
20	15 Oakley Avenue	Colonial	5	4.1	7	\$1,299,000	\$1,299,000	\$1,359,000	104.62%	\$520,700	2.61

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21	74 Rotary Drive	RanchExp	4	3.1	14	\$1,295,000	\$1,295,000	\$1,401,000	108.19%	\$572,100	2.45
22	34 Little Wolf Road	Colonial	6	4.1	8	\$1,795,000	\$1,795,000	\$1,765,000	98.33%	\$725,000	2.43
23	155 Oak Ridge Avenue	Colonial	5	2.1	9	\$1,895,000	\$1,895,000	\$1,895,000	100.00%	\$791,000	2.40
24	7 Sherman Avenue	Colonial	6	5.1	7	\$1,895,000	\$1,895,000	\$1,975,000	104.22%		
25	82 Prospect Hill Avenue	Colonial	6	4.1	124	\$2,250,000	\$2,250,000	\$2,075,000	92.22%	\$803,800	2.58
26	53 Hobart Avenue	Victorian	6	4.2	9	\$2,175,000	\$2,175,000	\$2,305,000	105.98%	\$725,200	3.18
27	37 Hill Crest Avenue	Colonial	5	6.2	52	\$3,295,000	\$3,095,000	\$2,950,000	95.32%	\$1,109,600	2.66
<b>AVERAGE</b>					<b>49</b>	<b>\$1,198,737</b>	<b>\$1,180,737</b>	<b>\$1,175,574</b>	<b>99.62%</b>		<b>2.57</b>

### *"Active"* Listings in Summit

Number of Units: 59  
 Average List Price: \$1,443,553  
 Average Days on Market: 71

### *"Under Contract"* Listings in Summit

Number of Units: 40  
 Average List Price: \$1,076,722  
 Average Days on Market: 52

# Summit 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49												49
List Price	\$1,180,737												\$1,180,737
Sales Price	\$1,175,574												\$1,175,574
SP:LP%	99.62%												99.62%
SP to AV	2.57												2.57
# Units Sold	27												27
3 Mo Rate of Ab	1.96												1.96
Active Listings	59												59
Under Contracts	40												40

## Flashback! YTD 2020 vs YTD 2021

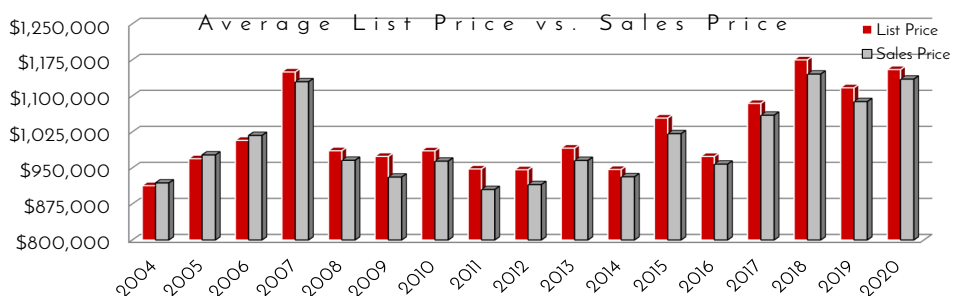
YTD	2020	2021	% Change
DOM	87	49	-44.24%
Sales Price	\$1,033,080	\$1,175,574	13.79%
LP:SP	96.98%	99.62%	2.71%
SP:AV	2.39	2.57	7.25%



YTD	2020	2021	% Change
# Units Sold	25	27	8.00%
Rate of Ab 3 Mo	3.19	1.96	-38.56%
Actives	75	59	-21.33%
Under Contracts	30	40	33.33%

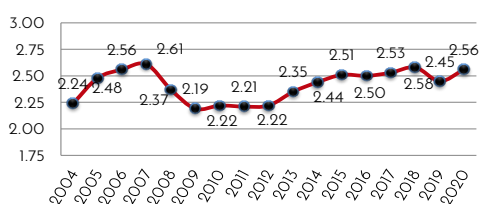
## Summit Yearly Market Trends

Average List Price vs. Sales Price

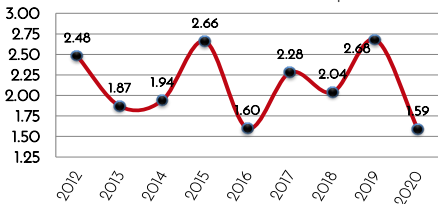


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$913,092	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969	\$1,088,157	\$1,154,834
SP	\$918,810	\$977,024	\$1,017,629	\$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	\$1,145,449	\$1,054,615	\$1,134,965

Sales Price to Assessed Value Ratio

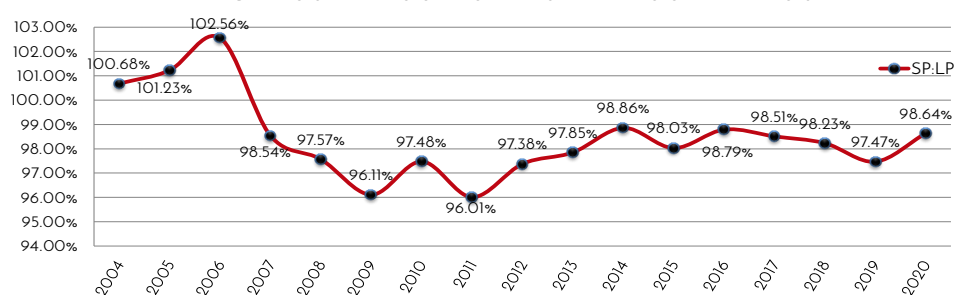


12Month Rate of Absorption

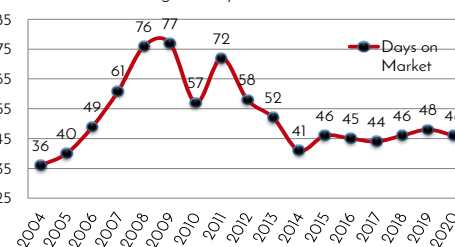


## Summit Yearly Market Trends

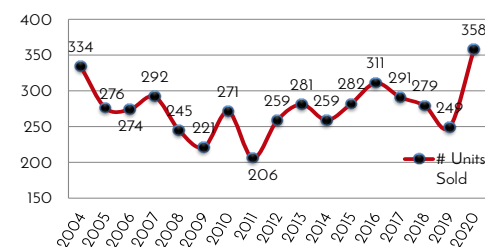
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Data only available until 2021

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

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Not intended to solicit a property already listed.