

# Summit

## March 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	66 New England Avenue	TwnIntUn	2	1.1	14	\$400,000	\$400,000	\$398,000	99.50%	\$135,600	2.94
2	3 Ridgedale Avenue	SeeRem	3	1.0	23	\$400,000	\$400,000	\$405,000	101.25%	\$175,100	2.31
3	10 Euclid Avenue	OneFloor	2	2.0	140	\$545,000	\$520,000	\$495,000	95.19%		
4	746 Springfield Avenue	Colonial	3	3.0	19	\$499,000	\$499,000	\$500,000	100.20%	\$285,400	1.75
5	13 Lewis Avenue	Colonial	3	2.1	72	\$649,000	\$599,000	\$599,000	100.00%	\$262,400	2.28
6	38 Edgar Street	Ranch	3	2.0	13	\$639,000	\$639,000	\$639,000	100.00%	\$201,600	3.17
7	105 Kent Place Boulevard	Split Level	3	2.0	9	\$718,000	\$718,000	\$780,000	108.64%	\$258,100	3.02
8	105 Mountain Avenue	Colonial	3	1.1	8	\$799,000	\$799,000	\$864,000	108.14%	\$331,400	2.61
9	104 Essex Road	Ranch	3	2.1	10	\$855,000	\$855,000	\$875,000	102.34%	\$323,300	2.71
10	49 Ashland Road	Colonial	4	2.1	8	\$870,000	\$870,000	\$886,500	101.90%	\$286,400	3.10
11	56 Glenside Avenue	Custom	5	4.1	50	\$999,900	\$999,900	\$995,000	99.51%		
12	14 Argyle Court	Ranch	3	2.1	10	\$1,049,000	\$1,049,000	\$1,029,000	98.09%	\$363,300	2.83
13	25 Nassau Drive	Ranch	3	3.0	19	\$1,075,000	\$1,075,000	\$1,075,000	100.00%	\$312,500	3.44
14	11 Elm Place	Colonial	5	3.2	39	\$1,195,000	\$1,099,000	\$1,090,000	99.18%	\$435,500	2.50
15	250 Morris Avenue D	TwnEndUn	3	3.1	61	\$1,150,000	\$1,150,000	\$1,143,000	99.39%	\$324,000	3.53
16	25 Norwood Avenue Unit 10	TwnIntUn	3	2.1	10	\$1,275,000	\$1,275,000	\$1,260,000	98.82%	\$550,000	2.29
17	5 Brook Court	Colonial	6	2.1	9	\$1,150,000	\$1,150,000	\$1,317,000	114.52%	\$396,300	3.32
18	22 Crescent Avenue	Colonial	6	3.1	14	\$1,400,000	\$1,400,000	\$1,350,000	96.43%	\$449,700	3.00
19	160 Woodland Avenue	Colonial	5	4.0	21	\$1,375,000	\$1,375,000	\$1,365,000	99.27%	\$616,400	2.21
20	43 Tanglewood Drive	Split Level	5	3.1	0	\$1,595,000	\$1,595,000	\$1,580,000	99.06%	\$558,600	2.83
21	140 Rotary Drive	Colonial	7	5.1	68	\$3,275,000	\$3,275,000	\$3,040,000	92.82%		
22	111 Beekman Terrace	Colonial	9	6.1	136	\$4,300,000	\$4,100,000	\$3,875,000	94.51%	\$1,216,900	3.18
<b>AVERAGE</b>					<b>34</b>	<b>\$1,191,495</b>	<b>\$1,174,632</b>	<b>\$1,161,841</b>	<b>100.40%</b>		<b>2.79</b>

### *Active* Listings in Summit

Number of Units: 42  
 Average List Price: \$1,437,530  
 Average Days on Market: 67

### *Under Contract* Listings in Summit

Number of Units: 81  
 Average List Price: \$1,313,132  
 Average Days on Market: 36

# 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	58	34										47
List Price	\$1,180,737	\$883,090	\$1,174,632										\$1,089,524
Sales Price	\$1,175,574	\$869,190	\$1,161,841										\$1,079,343
SP:LP%	99.62%	98.40%	100.40%										99.50%
SP to AV	2.57	2.61	2.79										2.65
# Units Sold	27	21	22										70
3 Mo Rate of Ab	1.96	2.01	1.89										1.95
Active Listings	59	49	42										50
Under Contracts	40	56	81										59

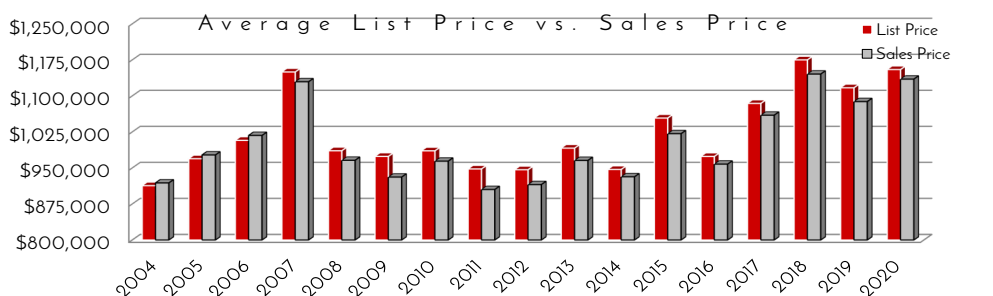
## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	83	47	-43.96%
Sales Price	\$934,096	\$1,079,343	15.55%
LP:SP	96.77%	99.50%	2.82%
SP:AV	2.42	2.65	9.41%



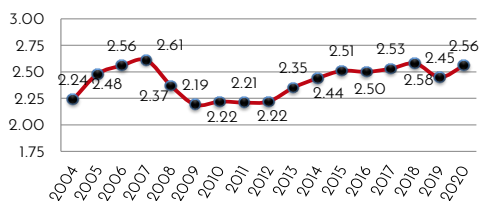
YTD	2020	2021	% Change
# Units Sold	56	70	25.00%
Rate of Ab 3 Mo	4.67	1.89	-59.53%
Actives	78	42	-46.15%
Under Contracts	44	81	84.09%

## Summit Yearly Market Trends

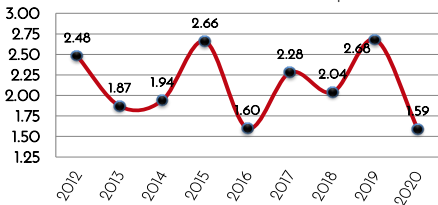


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$913,092	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969	\$1,088,157	\$1,154,834
SP	\$918,810	\$977,024	\$1,017,629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

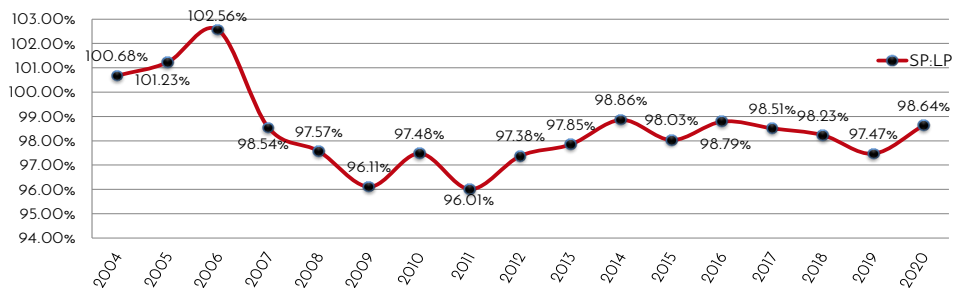


### 12Month Rate of Absorption

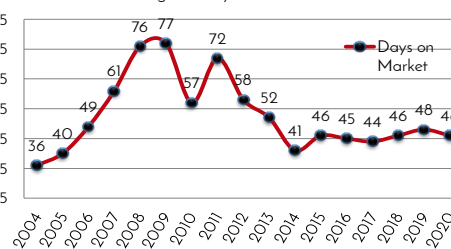


## Summit Yearly Market Trends

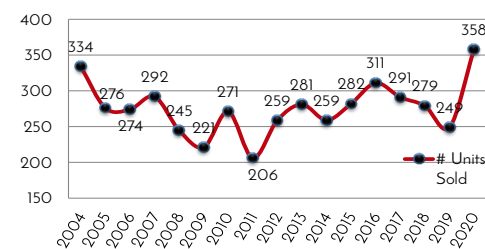
### Sales Price to List Price Ratios



### 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.