

Summit

July 2021 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 9	TwnIntUn	2	1.0	46	\$280,000	\$280,000	\$275,000	98.21%	\$102,100	2.69
2	390 Morris Avenue Unit 10	OneFloor	2	1.0	5	\$290,000	\$290,000	\$300,000	103.45%	\$91,200	3.29
3	412 Morris Avenue Unit 23	FirstFlr	2	1.0	29	\$350,000	\$350,000	\$335,000	95.71%	\$120,000	2.79
4	417 Morris Avenue Unit 23	TwnEndUn	2	1.0	5	\$349,000	\$349,000	\$365,000	104.58%	\$118,100	3.09
5	21 Hughes Place	CapeCod	3	1.0	9	\$375,000	\$375,000	\$426,000	113.60%	\$140,100	3.04
6	68-86 New England Ave Unit 1	TwnEndUn	2	1.0	20	\$428,000	\$428,000	\$428,000	100.00%	\$140,700	3.04
7	6 Morris Avenue	CapeCod	4	1.0	19	\$484,900	\$459,900	\$459,900	100.00%	\$151,100	3.04
8	777 Springfield Avenue Unit 13	TwnIntUn	2	2.1	17	\$459,000	\$459,000	\$465,000	101.31%	\$180,100	2.58
9	2 Baltusrol Road	Colonial	2	2.0	2	\$460,000	\$460,000	\$512,000	111.30%	\$160,500	3.19
10	56 Eggers Court	TwnIntUn	3	3.1	22	\$685,000	\$685,000	\$685,000	100.00%	\$302,400	2.27
11	40 Milton Avenue	CapeCod	4	3.0	22	\$675,000	\$675,000	\$685,000	101.48%	\$173,100	3.96
12	42 Lewis Avenue	Colonial	3	2.0	14	\$725,000	\$725,000	\$750,000	103.45%		
13	45 Wade Drive	Split Level	5	2.0	12	\$820,000	\$820,000	\$825,000	100.61%	\$242,500	3.40
14	35 Butler Parkway	Split Level	4	2.0	14	\$849,000	\$849,000	\$832,000	98.00%	\$358,100	2.32
15	94 Kent Place Boulevard	Colonial	4	3.2	20	\$799,000	\$799,000	\$850,000	106.38%	\$318,200	2.67
16	1 Euclid Avenue	OneFloor	3	2.1	19	\$995,000	\$995,000	\$950,000	95.48%	\$291,500	3.26
17	608 Springfield Avenue	Colonial	4	2.2	1	\$965,000	\$965,000	\$965,000	100.00%	\$296,200	3.26
18	34 Fairview Avenue	Colonial	7	3.1	22	\$895,000	\$895,000	\$971,850	108.59%	\$323,200	3.01
19	8 Meadowbrook Court	Colonial	4	2.1	13	\$995,000	\$995,000	\$975,000	97.99%	\$361,200	2.70
20	146 Maple Street	Colonial	4	2.0	7	\$899,900	\$899,900	\$999,999	111.12%	\$344,800	2.90
21	250 Morris Avenue A	TwnEndUn	3	3.1	157	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$324,000	3.70
22	20 Hillside Avenue	Colonial	4	2.1	6	\$1,195,000	\$1,195,000	\$1,200,000	100.42%	\$426,100	2.82
23	25 Pine Ridge Drive	Ranch	4	4.0	15	\$1,195,000	\$1,195,000	\$1,300,000	108.79%	\$447,000	2.91
24	190 Ashland Road	Colonial	5	4.0	115	\$1,450,000	\$1,399,000	\$1,350,000	96.50%	\$609,700	2.21
25	14 Euclid Avenue	OneFloor	2	2.1	8	\$1,395,000	\$1,395,000	\$1,407,100	100.87%	\$412,800	3.41
26	43 Locust Drive	Colonial	5	3.1	11	\$1,249,000	\$1,249,000	\$1,410,000	112.89%	\$403,800	3.49
27	51 Rotary Drive	Colonial	4	3.2	0	\$1,325,000	\$1,325,000	\$1,410,000	106.42%	\$488,400	2.89
28	14 Ramsey Drive	Custom	4	4.1	12	\$1,439,000	\$1,439,000	\$1,485,000	103.20%	\$573,500	2.59
29	2 Woodcroft Road	Colonial	5	3.1	28	\$1,595,000	\$1,595,000	\$1,575,000	98.75%	\$697,100	2.26
30	16 Colt Road	Colonial	5	3.1	21	\$1,650,000	\$1,650,000	\$1,595,000	96.67%	\$675,200	2.36

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31	64 Blackburn Road	FixrUppr	5	4.0	9	\$1,375,000	\$1,375,000	\$1,606,000	116.80%	\$622,800	2.58
32	7 Manor Hill Road	Colonial	5	3.1	13	\$1,695,000	\$1,629,000	\$1,615,000	99.14%	\$540,500	2.99
33	85 Blackburn Road	Colonial	4	3.2	17	\$1,595,000	\$1,595,000	\$1,635,000	102.51%	\$583,400	2.80
34	34 Hobart Avenue	Colonial	6	4.0	14	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	\$481,800	3.42
35	17 Ramsey Drive	Colonial	5	4.1	9	\$1,675,000	\$1,675,000	\$1,715,000	102.39%	\$668,300	2.57
36	121 Beechwood Road	Tudor	5	4.1	18	\$1,895,000	\$1,895,000	\$2,000,000	105.54%	\$685,600	2.92
37	32 Greenbriar Drive	Colonial	6	2.1	18	\$2,200,000	\$2,200,000	\$2,000,000	90.91%	\$842,600	2.37
38	26 Badeau Avenue	Colonial	4	3.2	15	\$2,299,000	\$1,995,000	\$2,051,000	102.81%	\$707,000	2.90
39	76 Colt Road	Colonial	5	4.1	7	\$1,995,000	\$1,995,000	\$2,160,000	108.27%	\$698,200	3.09
40	32 Beekman Road	Colonial	6	5.1	22	\$2,525,000	\$2,525,000	\$2,310,000	91.49%	\$850,000	2.72
41	266 Oak Ridge Avenue	Custom	6	6.1	45	\$2,375,000	\$2,375,000	\$2,395,000	100.84%	\$1,000,000	2.40
42	206 Oak Ridge Avenue	Colonial	6	4.2	3	\$2,400,000	\$2,400,000	\$2,400,000	100.00%	\$900,000	2.67
43	226 Hobart Avenue	Colonial	7	4.1	195	\$3,150,000	\$2,800,000	\$2,650,000	94.64%	\$1,194,500	2.22
44	73 Oak Ridge Avenue	Colonial	7	5.1	1	\$2,800,000	\$2,800,000	\$2,800,000	100.00%	\$1,166,200	2.40
45	27 Templar Way	Custom	6	5.2	8	\$2,850,000	\$2,850,000	\$2,850,000	100.00%	\$1,014,800	2.81
46	111 Whittredge Road	Colonial	6	7.2	31	\$3,595,000	\$3,595,000	\$3,460,000	96.24%	\$1,618,300	2.14
AVERAGE					24	\$1,359,691	\$1,342,387	\$1,353,997	101.90%		2.85

"Active" Listings in Summit

Number of Units: 55
 Average List Price: \$1,228,065
 Average Days on Market: 38

"Under Contract" Listings in Summit

Number of Units: 55
 Average List Price: \$1,288,053
 Average Days on Market: 47

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	26	37	22	24						32
List Price	\$1,180,737	\$883,090	\$1,174,632	\$1,107,090	\$1,192,049	\$1,312,385	\$1,342,387						\$1,212,868
Sales Price	\$1,175,574	\$869,190	\$1,161,841	\$1,119,883	\$1,203,092	\$1,345,269	\$1,353,997						\$1,224,225
SP:LP%	99.62%	98.40%	100.40%	101.10%	101.46%	103.60%	101.90%						101.53%
SP to AV	2.57	2.61	2.79	2.84	3.04	2.79	2.85						2.81
# Units Sold	27	21	22	31	39	68	46						254
3 Mo Rate of Ab	1.96	2.01	1.89	2.41	1.43	0.98	0.98						1.67
Active Listings	59	49	42	51	46	41	55						49
Under Contracts	40	56	81	100	104	68	55						72

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	53	32	-39.25%
Sales Price	\$1,032,704	\$1,224,225	18.55%
LP:SP	97.54%	101.53%	4.08%
SP:AV	2.45	2.81	14.90%



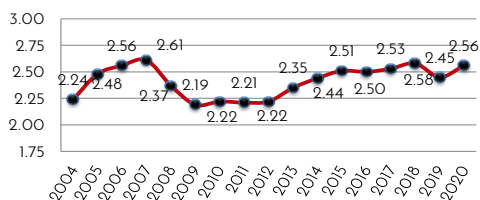
YTD	2020	2021	% Change
# Units Sold	156	254	62.82%
Rate of Ab 3 Mo	3.28	0.98	-70.12%
Actives	89	55	-38.20%
Under Contracts	83	55	-33.73%

Summit Yearly Market Trends

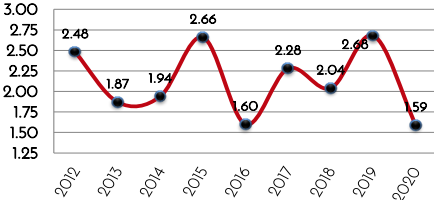


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$913,092	\$969,120	\$1,007,394	\$1,149,803	\$985,793	\$973,992	\$985,585	\$947,846	\$946,234	\$991,209	\$946,779	\$1,053,866	\$973,892	\$1,084,282	\$1,174,969	\$1,088,157	\$1,154,834
SP	\$918,810	\$977,024	\$1,017,629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

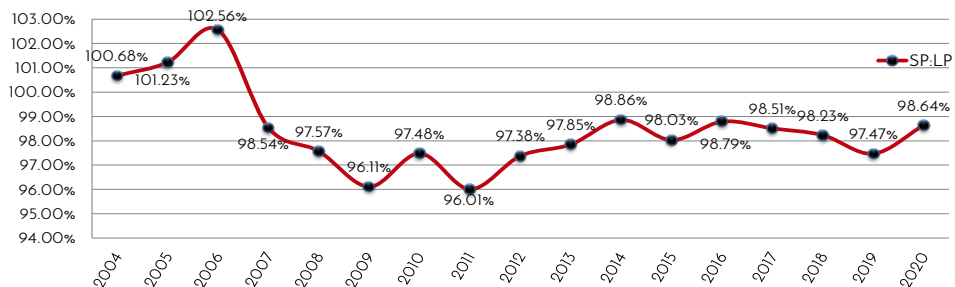


12Month Rate of Absorption

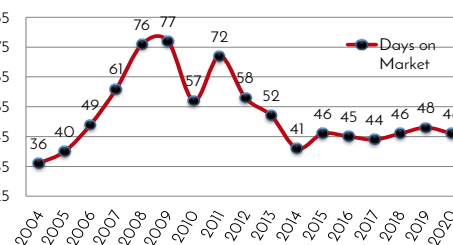


Summit Yearly Market Trends

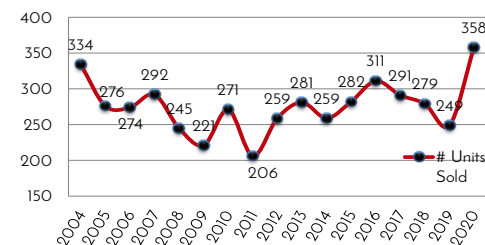
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Data only available until 2012

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.