

Summit

November 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	OneFloor	2	2.0	79	\$372,000	\$363,000	\$359,000	98.90%	\$133,100	2.70
2	270 Morris Turnpike	Ranch	2	1.0	114	\$492,000	\$492,000	\$470,000	95.53%	\$184,300	2.55
3	9 Gary Road	Split Level	3	1.1	11	\$659,000	\$659,000	\$655,000	99.39%	\$174,300	3.76
4	25 Miele Place	CapeCod	4	2.0	33	\$749,000	\$729,000	\$719,000	98.63%	\$204,200	3.52
5	21 Grove Street	Colonial	3	2.2	14	\$689,000	\$689,000	\$740,000	107.40%	\$299,700	2.47
6	31 Karen Way	Split Level	4	2.0	45	\$859,000	\$859,000	\$859,000	100.00%	\$240,000	3.58
7	68 Wade Drive	Split Level	4	2.1	11	\$895,000	\$895,000	\$900,000	100.56%	\$273,400	3.29
8	7A Doremus Street	Colonial	4	2.1	8	\$899,900	\$899,900	\$910,000	101.12%	\$251,300	3.62
9	238 Blackburn Road	CapeCod	4	2.0	11	\$889,000	\$889,000	\$921,000	103.60%	\$291,700	3.16
10	241 Ashland Road	Split Level	3	3.0	4	\$949,000	\$949,000	\$999,000	105.27%	\$385,000	2.59
11	26 Laurel Avenue	Colonial	4	3.2	86	\$1,200,000	\$1,075,000	\$1,025,000	95.35%	\$383,900	2.67
12	31 Dale Drive	RanchExp	5	2.1	1	\$899,000	\$899,000	\$1,025,000	114.02%	\$482,200	2.13
13	28 Greenfield Avenue	Colonial	4	3.0	13	\$1,200,000	\$1,200,000	\$1,167,500	97.29%	\$390,400	2.99
14	2 Robin Hood Road	Ranch	4	3.0	14	\$1,288,000	\$1,288,000	\$1,350,000	104.81%	\$454,600	2.97
15	25 Norwood Avenue	TwnIntUn	3	2.1	81	\$1,450,000	\$1,440,000	\$1,440,000	100.00%	\$550,000	2.62
16	62 Linden Place	Colonial	4	3.1	16	\$1,425,000	\$1,425,000	\$1,500,000	105.26%	\$443,000	3.39
17	29 Norwood Avenue	Colonial	6	3.2	1	\$1,600,000	\$1,600,000	\$1,600,000	100.00%	\$569,600	2.81
18	121 Oak Ridge Avenue	Colonial	6	4.2	22	\$1,895,000	\$1,895,000	\$1,765,024	93.14%	\$747,900	2.36
19	86 Larned Road	Colonial	4	3.1	1	\$1,775,000	\$1,775,000	\$1,875,000	105.63%	\$557,500	3.36
20	40 Druid Hill Road	Tudor	4	4.1	21	\$2,275,000	\$2,275,000	\$2,275,000	100.00%	\$716,000	3.18
21	7 Edgewood Road	Victorian	7	4.2	71	\$2,850,000	\$2,850,000	\$2,725,000	95.61%	\$1,113,500	2.45
22	115 Woodland Avenue	Custom	6	5.2	214	\$3,685,000	\$3,275,000	\$3,125,000	95.42%	\$1,104,800	2.83
23	99 Woodland Avenue	Colonial	6	4.2	1	\$3,195,000	\$3,195,000	\$3,300,000	103.29%	\$1,562,800	2.11
AVERAGE					38	\$1,399,561	\$1,374,604	\$1,378,458	100.88%		2.92

Active Listings in Summit

Number of Units: 23
 Average List Price: \$1,103,148
 Average Days on Market: 53

Under Contract Listings in Summit

Number of Units: 39
 Average List Price: \$1,504,562
 Average Days on Market: 56

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	27	28	38	38		32
List Price	\$1,180,737	\$883,090	\$1,174,632	\$1,107,090	\$1,192,049	\$1,312,385	\$1,342,387	\$1,429,872	\$1,090,300	\$999,061	\$1,374,604		\$1,213,838
Sales Price	\$1,175,574	\$869,190	\$1,161,841	\$1,119,883	\$1,203,092	\$1,345,269	\$1,353,997	\$1,444,567	\$1,095,737	\$1,011,736	\$1,378,458		\$1,224,648
SP:LP%	99.62%	98.40%	100.40%	101.10%	101.46%	103.60%	101.90%	101.76%	100.83%	100.92%	100.88%		101.40%
SP to AV	2.57	2.61	2.79	2.84	3.04	2.79	2.85	2.85	2.86	2.90	2.92		2.83
# Units Sold	27	21	22	31	39	68	46	32	30	31	23		370
3 Mo Rate of Ab	1.96	2.01	1.89	2.41	1.43	0.98	0.98	0.75	1.10	1.02	0.76		1.39
Active Listings	59	49	42	51	46	41	55	37	36	25	23		42
Under Contracts	40	56	81	100	104	68	55	51	51	44	39		63

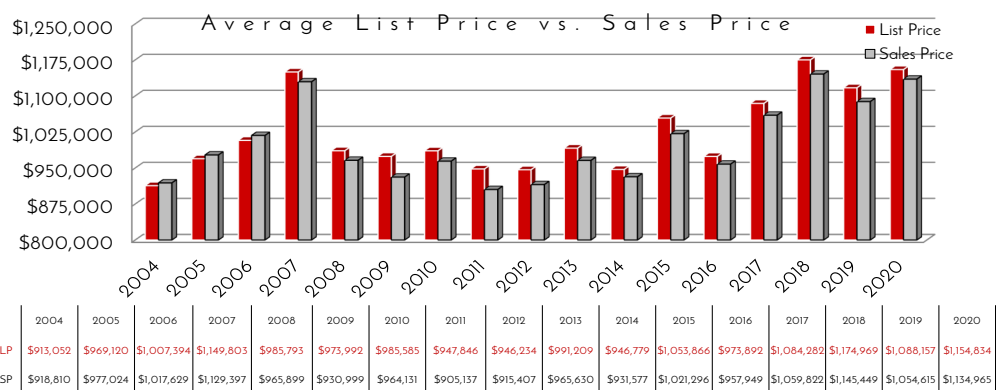
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	45	32	-27.83%
Sales Price	\$1,142,357	\$1,224,648	7.20%
LP:SP	98.69%	101.40%	2.75%
SP:AV	2.55	2.83	10.95%

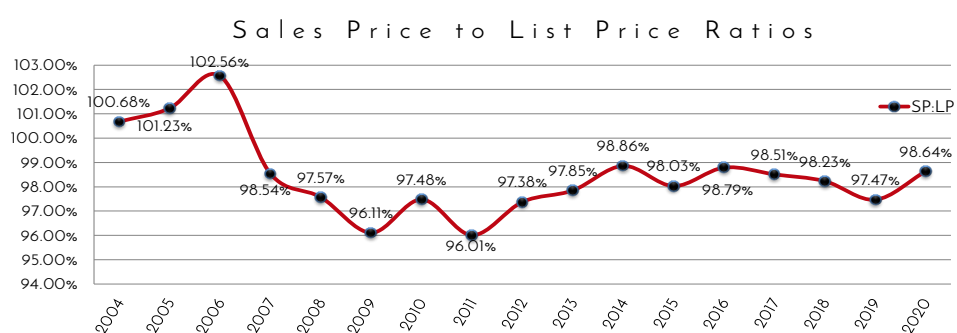


YTD	2020	2021	% Change
# Units Sold	330	370	12.12%
Rate of Ab 3 Mo	1.78	0.76	-57.30%
Actives	63	23	-63.49%
Under Contracts	52	39	-25.00%

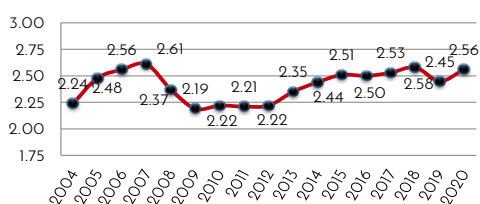
Summit Yearly Market Trends



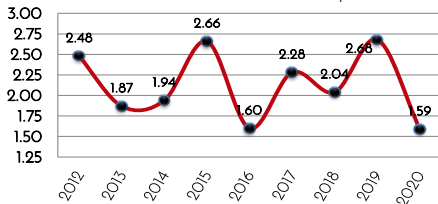
Summit Yearly Market Trends



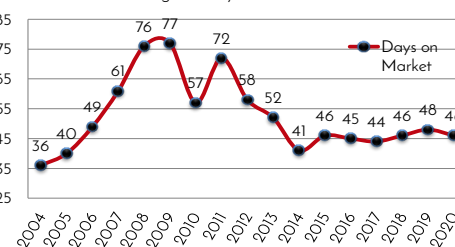
Sales Price to Assessed Value Ratio



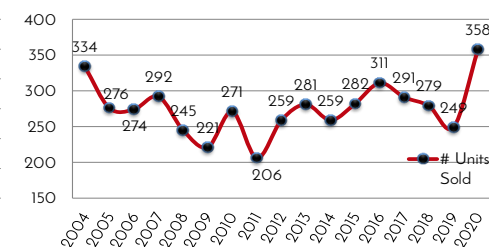
12Month Rate of Absorption



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.