

Summit

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	133 Summit Avenue B4 U31	OneFloor	1	1.0	25	\$289,000	\$300,000	\$294,000	98.00%		
2	768 Springfield Avenue D1	TwndEndUn	2	2.1	16	\$420,000	\$420,000	\$476,000	113.33%	\$143,500	3.32
3	20 Edgar Street	CapeCod	3	1.2	15	\$625,000	\$625,000	\$700,000	112.00%	\$221,400	3.16
4	7 Van Dyke Place	Colonial	3	1.1	10	\$635,000	\$635,000	\$742,500	116.93%	\$196,000	3.79
5	41 Lewis Avenue	Colonial	3	1.1	8	\$649,000	\$649,000	\$751,000	115.72%	\$190,000	3.95
6	28 Morris Avenue	TwndEndUn	2	2.1	9	\$739,000	\$739,000	\$770,000	104.19%	\$205,900	3.74
7	11 Euclid Avenue 3D	OneFloor	2	2.0	57	\$799,000	\$799,000	\$799,000	100.00%	\$190,000	4.21
8	42 Stockton Road	SplitLev	4	2.0	22	\$974,900	\$974,900	\$900,000	92.32%	\$267,100	3.37
9	149 Passaic Avenue	Colonial	3	2.1	11	\$799,000	\$799,000	\$907,000	113.52%	\$279,600	3.24
10	59 W End Avenue	CapeCod	3	2.0	77	\$999,900	\$999,900	\$937,500	93.76%	\$270,100	3.47
11	16 Glenside Avenue	Colonial	5	4.0	102	\$1,275,000	\$1,075,000	\$1,090,000	101.40%	Renovated	
12	9 Beekman Terrace	Colonial	4	2.1	15	\$1,195,000	\$1,195,000	\$1,125,000	94.14%	\$313,300	3.59
13	42 Hartley Road	SplitLev	4	2.0	16	\$1,025,000	\$1,025,000	\$1,200,000	117.07%	\$283,100	4.24
14	63 Tulip Street	Colonial	4	1.1	10	\$1,045,000	\$1,045,000	\$1,310,000	125.36%	\$345,500	3.79
15	9 Midland Terrace	Colonial	3	2.1	9	\$1,175,000	\$1,175,000	\$1,400,000	119.15%	\$350,000	4.00
16	21 Little Wolf Road	Colonial	5	2.1	9	\$1,249,000	\$1,249,000	\$1,450,000	116.09%	\$566,100	2.56
17	17 Midland Terrace	Colonial	4	2.1	9	\$1,375,000	\$1,375,000	\$1,610,000	117.09%	\$400,000	4.03
18	109 Oak Ridge Avenue	Colonial	5	4.2	14	\$1,695,000	\$1,695,000	\$1,700,000	100.29%	\$403,000	4.22
19	20 Glen Oaks Avenue	Colonial	5	3.1	17	\$1,895,000	\$1,895,000	\$1,725,000	91.03%	\$540,300	3.19
20	32 Plymouth Road	Colonial	3	2.1	9	\$1,599,000	\$1,599,000	\$1,818,000	113.70%	\$562,000	3.23

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21	39 Ramsey Drive	Colonial	4	2.2	15	\$1,895,000	\$1,895,000	\$1,950,000	102.90%	\$667,700	2.92
22	75 Tanglewood Drive	Colonial	4	3.1	9	\$1,695,000	\$1,695,000	\$1,950,000	115.04%	\$551,400	3.54
23	23 Sherman Avenue	Colonial	4	4.2	8	\$1,850,000	\$1,850,000	\$2,300,000	124.32%	\$583,600	3.94
24	22 Winchester Road	Colonial	5	4.2	19	\$2,225,000	\$2,225,000	\$2,325,000	104.49%	\$779,900	2.98
25	100 Essex Road	Colonial	5	4.1	10	\$2,595,000	\$2,595,000	\$2,595,000	100.00%	\$850,000	3.05
26	68 Valley View Avenue	Colonial	5	2.1	42	\$2,800,000	\$2,800,000	\$2,626,000	93.79%	\$638,200	4.11
27	39 Druid Hill Road	Colonial	5	4.2	8	\$2,495,000	\$2,495,000	\$2,850,000	114.23%	\$893,500	3.19
28	99 Beechwood Road	Colonial	5	4.1	1	\$2,900,000	\$2,900,000	\$2,900,000	100.00%	\$683,000	4.25
29	22 High Street	Colonial	6	7.0	25	\$3,895,000	\$3,895,000	\$4,100,000	105.26%		
AVERAGE					21	\$1,476,131	\$1,469,614	\$1,562,103	107.42%		3.58

"Active" Listings in Summit

Number of Units: 15
 Average List Price: \$2,109,787
 Average Days on Market: 53

"Under Contract" Listings in Summit

Number of Units: 41
 Average List Price: \$1,415,510
 Average Days on Market: 16

Summit 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	25	19	11	14	17	21							18
List Price	\$1,040,557	\$1,187,989	\$1,306,700	\$1,407,813	\$1,458,389	\$1,469,614							\$1,375,703
Sales Price	\$1,076,429	\$1,272,444	\$1,486,350	\$1,487,445	\$1,599,395	\$1,562,103							\$1,480,222
SP:LP%	104.57%	106.18%	112.98%	108.66%	109.78%	107.42%							108.39%
SP to AV	3.38	3.46	3.72	3.43	3.48	3.58							3.52
# Units Sold	7	9	10	16	18	29							89
3 Mo Rate of Ab	0.97	2.30	2.19	1.55	1.29	0.97							1.55
Active Listings	13	22	27	18	15	15							18
Under Contracts	9	19	24	43	47	41							31

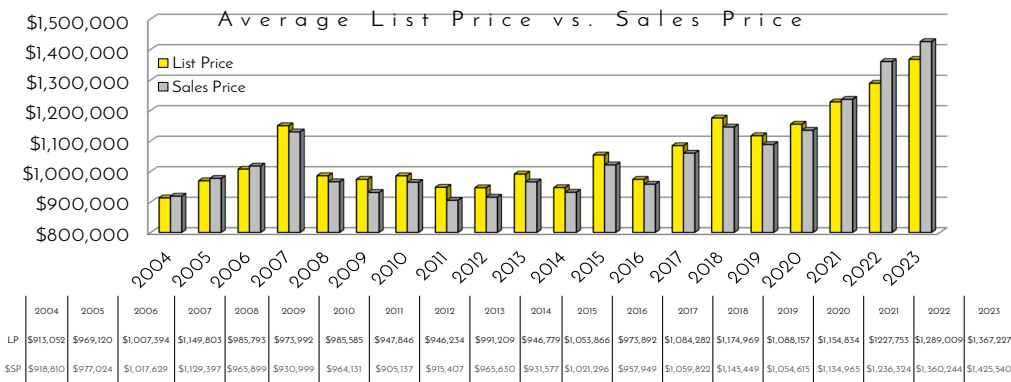
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	18	-35.33%
Sales Price	\$1,394,150	\$1,480,222	6.17%
LP:SP	106.13%	108.39%	2.13%
SP:AV	3.17	3.52	10.94%



YTD	2023	2024	% Change
# Units Sold	127	89	-29.92%
Rate of Ab 3 Mo	1.81	1.55	-14.72%
Actives	28	18	-33.73%
Under Contracts	44	31	-31.20%

Summit Yearly Market Trends



Summit Yearly Market Trends

