

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 |

Summit

June 2024 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|----------------|-----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 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% |

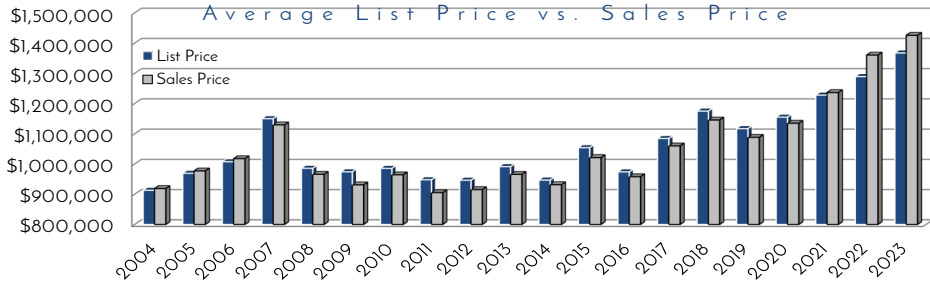
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

| 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% |

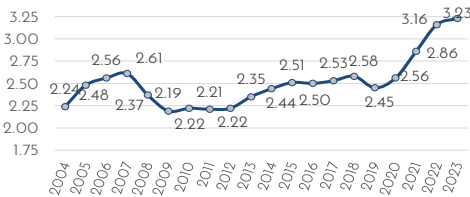
Summit Yearly Market Trends

Average List Price vs. Sales Price

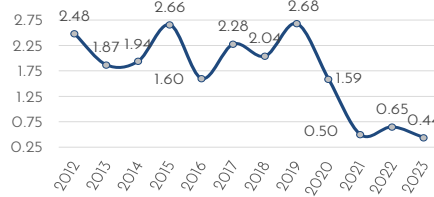


| Year | LP | SP |
|------|-------------|-------------|
| 2004 | \$911,052 | \$918,810 |
| 2005 | \$969,120 | \$977,024 |
| 2006 | \$1,007,194 | \$1,017,629 |
| 2007 | \$1,149,803 | \$1,129,397 |
| 2008 | \$985,793 | \$965,899 |
| 2009 | \$973,992 | \$930,999 |
| 2010 | \$985,585 | \$964,131 |
| 2011 | \$947,846 | \$905,137 |
| 2012 | \$946,234 | \$915,407 |
| 2013 | \$991,209 | \$965,630 |
| 2014 | \$946,779 | \$931,577 |
| 2015 | \$1,053,866 | \$1,021,296 |
| 2016 | \$973,892 | \$957,949 |
| 2017 | \$1,084,382 | \$1,039,822 |
| 2018 | \$1,174,969 | \$1,145,449 |
| 2019 | \$1,088,157 | \$1,054,615 |
| 2020 | \$1,154,854 | \$1,134,965 |
| 2021 | \$1,227,753 | \$1,236,324 |
| 2022 | \$1,289,009 | \$1,360,244 |
| 2023 | \$1,367,237 | \$1,425,540 |

Sales Price to Assessed Value Ratio



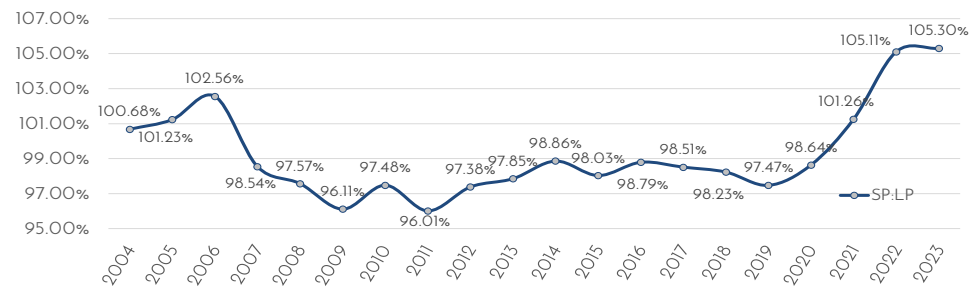
12 Month Rate of Absorption



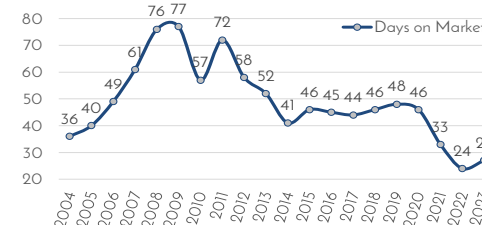
Data only available until 2012

Summit Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

