

Address	Original List Price (OLP)	Style	# BRS	# BTHS	Sold Price (SP)	Days on Market	SP/OLP
800 Old Springfield Ave, Un	\$315,000	MultiFlr	1	1	\$315,000	8	100%
103 Park Ave, UNIT A6	\$449,999	TwnIntUn	3	2.1	\$453,000	14	101%
19 Milton Ave	\$474,900	SplitLev	3	1.1	\$500,000	7	105%
39 Milton Ave	\$480,000	SplitLev	3	1.1	\$476,000	91	99%
12 Valemont Way	\$489,000	CapeCod	3	1.1	\$490,000	6	100%
11 Euclid Ave	\$499,000	OneFloor	2	2	\$490,000	29	98%
11 Euclid Ave, UNIT 4D	\$539,000	HighRise	2	2	\$602,500	10	112%
16 Harvey Dr	\$569,000	Ranch	2	1	\$585,000	15	103%
10B GATES AVE UNIT 2*	\$589,000	TwnEndUn	3	2.1	\$575,000	50	98%
17 Beekman Ter	\$599,000	Colonial	3	1.1	\$630,000	23	105%
37 Stockton Rd	\$599,900	SplitLev	3	1.1	\$560,000	18	93%
60 Park Ave	\$615,000	Colonial	3	3.1	\$620,000	8	101%
169 Broad St	\$628,000	Colonial	4	2.1	\$658,888	13	105%
100 NEW ENGLAND AVE	\$629,000	Ranch	3	2	\$619,500	74	98%
9 Canoe Brook Pkwy*	\$699,000	Colonial	4	2.1	\$645,000	72	92%
12 Drum Hill Dr*	\$850,000	RanchRas	3	2.1	\$705,000	30	83%
66 Linden Pl	\$714,900	CapeCod	4	2	\$700,000	30	98%
172 Division Ave*	\$775,000	Colonial	4	2.1	\$716,000	37	92%
67-73 NEW ENGLAND AVE							
69C	\$745,000	FirstFlr	3	3	\$750,000	15	101%
113 Ashwood Ave	\$747,000	Colonial	4	2.1	\$798,000	17	107%
8 Montrose Ave	\$759,000	Colonial	3	1.1	\$746,500	54	98%
27 WEST END AVE	\$799,000	Colonial	4	2.1	\$800,000	14	100%
253 Kent Place Blvd	\$799,000	Colonial	4	2.1	\$815,000	28	102%
5 LAUREL AVE	\$879,000	Colonial	3	1.1	\$891,500	12	101%
49 Eggers Ct	\$895,000	TwnIntUn	3	3.1	\$865,000	26	97%
230 Woodland Ave	\$895,000	Bi-Level	4	2.1	\$918,500	8	103%
13 Beekman Ter	\$985,000	Colonial	3	3	\$999,999	20	102%
50A New England Ave	\$999,000	MultiFlr	3	3.1	\$1,150,000	19	115%
20 Club Dr*	\$1,175,000	SplitLev	4	3.1	\$1,050,000	40	89%
25 Laurel Ave	\$1,095,000	Colonial	5	2.1	\$1,151,250	12	105%
21 Woodfern Rd	\$1,150,000	Ranch	4	4	\$1,180,000	9	103%
107 MOUNTAIN AVENUE	\$1,175,000	Colonial	4	2.1	\$1,150,000	47	98%
95 Tanglewood Dr*	\$1,325,000	Colonial	5	4.1	\$1,275,000	107	96%
9 Fremont Rd	\$1,298,000	Colonial	5	2.1	\$1,250,000	86	96%
26 BEEKMAN TER	\$1,325,000	Colonial	4	3.1	\$1,350,000	15	102%
84 Dale Dr	\$1,330,000	Colonial	4	3.1	\$1,251,500	39	94%
14 Garden Rd	\$1,370,000	Colonial	4	3.1	\$1,300,000	26	95%
15 Hickory Rd	\$1,375,000	Colonial	3	4	\$1,325,000	16	96%
6 Lorraine Rd*	\$1,450,000	Colonial	5	3.1	\$1,370,000	45	94%
22 Badeau Ave	\$1,395,000	Colonial	5	3.2	\$1,375,000	16	99%
25 Robin Hood Rd	\$1,399,000	Colonial	5	4.1	\$1,450,000	20	104%
3 Colony Dr	\$1,550,000	Tudor	6	4.2	\$1,480,000	0	95%
18 Oakland Pl	\$1,695,000	Colonial	5	3.2	\$1,600,000	62	94%
51 Beekman Rd	\$1,725,000	Custom	5	3.1	\$1,600,000	79	93%
145 Oak Ridge Ave	\$1,795,000	Colonial	4	3.2	\$1,775,000	13	99%
25 Greenbriar Dr*	\$1,985,000	Colonial	5	4.1	\$1,775,000	59	89%
35 Beekman Rd	\$2,995,000	Colonial	7	7	\$2,825,000	33	94%
220 OAK RIDGE AVE	\$3,950,000	Colonial	6	7.2	\$3,788,700	156	96%
Average	\$1,074,452		4	2.7	\$1,049,934	34	98.79%
Median	\$887,000		4	2.1	\$878,250	22	98.53%

* denotes home that was previously listed for sale.

Monthly Absorption Rate				
0-2 Months	3-4 Months	5-7 Months	8-10 Months	11-12+ Months
Low Market Inventory	Balanced			High Market Inventory
Seller's Market	Market			Buyer's Market

WHAT IS A SIX-MONTH ABSORPTION RATE?

The number of months it would take to sell all of the currently listed homes in the market based on the previous six months of closed sales.

SIX-MONTH ABSORPTION RATE & UNITS SOLD

Month - Year	Months of Supply	# of Units Sold
May-16	3.90	40
Jun-16	3.65	40
Jul-16	2.52	38
Aug-16	1.77	33
Sep-16	2.59	29
Oct-16	2.39	24
Nov-16	2.26	16
Dec-16	1.63	29
Jan-17	1.80	5
Feb-17	3.33	13
Mar-17	4.38	29
Apr-17	5.25	23
May-17	4.38	29
Jun-17	4.26	48

WHAT DOES JUNE 2017'S SIX-MONTH ABSORPTION RATE MEAN FOR SUMMIT?

If no new listings were to come on the market, all of the existing inventory in Summit should sell in 4.26 months. This means that we currently have low inventory and are leaning towards a seller's market.

Six-Month Absorption Rate			
June	2017	2016	Change
Active	100	81	23.5%
Sold	141	133	6.0%
6th Month Average Sold Per Month	23.5	22.17	6.0%
Months of Supply	4.26	3.65	16.5%

MONTHLY ACTIVITY SUMMARY

June	2017	2016	Y-o-Y
Total Homes Sold	48	40	20.0%
Average Original List Price	\$1,074,452	\$1,237,660	-13.2%
Average Sold Price	\$1,049,934	\$1,149,277	-8.6%
Median Sold Price	\$878,250	\$978,250	-10.2%
Average Days on Market from Original List Date	34	80	-57.9%
Average Sold Price/Original List Price	98.8%	95.2%	3.7%

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