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THE BEST OF SUMMIT

REAL ESTATE MARKET REPORT | FOURTH QUARTER REVIEW

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The following information is about Homes Sold and Closed in Summit, December 2018

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
390 Morris Avenue Unit 23	Townhome Interior Unit	5	2	1.0	\$335,000	\$290,000	86.57%	\$110,400	262.68%	99
19 Van Dyke Place	Colonial	5	2	1.0	\$399,000	\$340,000	85.21%	\$179,600	189.31%	329
133 Summit Avenue	One Floor	6	2	1.0	\$475,000	\$380,000	80.00%	Condo	N/A	81
101 W. End Avenue	Colonial	8	3	2.0	\$695,000	\$620,000	89.21%	\$269,800	229.80%	114
31 W. End Avenue	Colonial	7	3	2.0	\$729,000	\$729,000	100.00%	\$285,500	255.34%	9
7 Fremont Road	Tudor	9	4	3.1	\$798,000	\$975,700	122.27%	\$313,200	311.53%	7
27 Shadyside Avenue	Victorian	8	3	2.0	\$799,000	\$892,000	111.64%	\$276,700	322.37%	9
16 Ashland Road	Colonial	10	5	4.1	\$1,249,000	\$1,060,000	84.87%	\$378,900	279.76%	282
142 Kent Place Boulevard	Tudor	11	4	3.0	\$1,295,000	\$1,200,000	92.66%	\$656,700	182.73%	134
130 Beechwood Road	Colonial	10	6	3.1	\$1,375,000	\$1,309,000	95.20%	\$506,500	258.44%	28
12 Miele Place	Colonial	12	5	4.1	\$1,429,000	\$1,060,000	74.18%	Renovated	N/A	504
21 High Street	Colonial	11	5	3.1	\$1,595,000	\$1,499,000	93.98%	\$589,800	254.15%	100
15 Midland Terrace	Colonial	11	6	4.1	\$1,600,000	\$1,450,000	90.63%	Renovated	N/A	122
56 Whittredge Road	Colonial	13	6	5.1	\$3,100,000	\$1,980,000	63.87%	\$1,235,700	160.23%	205
TOTAL HOMES SOLD: 14					\$1,133,786	\$984,621	90.74%	\$436,618	246.03%	145

The following information is about Homes Sold and Closed in Summit, November 2018

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
52 Springfield Avenue UC	Townhome End Unit	6	2	2.1	\$494,900	\$363,000	73.35%	\$265,900	136.52%	346
18 Morris Court	Cape Cod	10	3	1.1	\$560,000	\$560,000	100.00%	\$209,600	267.18%	9
26 Ashwood Avenue	Duplex	10	3	2.0	\$625,000	\$520,000	87.39%	\$241,600	215.23%	45
10 Passaic Avenue	Colonial	7	4	2.0	\$675,000	\$655,000	97.04%	\$237,000	276.37%	12
21 Ridgedale Avenue	Colonial	10	4	2.1	\$689,000	\$675,000	97.97%	\$214,200	315.13%	11
31 Sheffield Road	Ranch	8	3	2.1	\$789,000	\$770,000	97.59%	\$290,600	264.97%	57
50 Ashland Road	Tudor	8	3	1.1	\$839,000	\$839,000	100.00%	\$347,800	241.23%	21
18 Edgemont Avenue	Tudor	8	4	3.0	\$895,000	\$900,000	100.56%	\$422,200	213.17%	8
36 Locust Drive	Carriage	8	4	2.1	\$1,050,000	\$790,000	75.24%	\$474,600	166.46%	694
3 Joanna Way	Colonial	10	5	2.1	\$1,275,000	\$1,306,000	102.43%	\$570,700	228.84%	7
27 Colony Drive	Colonial	8	3	2.1	\$1,295,000	\$1,055,000	81.47%	\$375,000	281.33%	216
87 Woodland Avenue	Colonial	10	4	2.1	\$1,375,000	\$1,280,000	93.09%	\$485,400	263.70%	78
83 Tanglewood Drive	Ranch Expanded	9	4	4.1	\$1,499,000	\$1,501,000	100.13%	\$642,200	233.73%	13
17 Sunset Drive	Colonial	15	7	6.1	\$3,395,000	\$3,225,000	94.99%	New Construction	N/A	34
TOTAL HOMES SOLD: 14					\$1,103,993	\$1,031,357	92.95%	\$367,446	238.76%	111

The following information is about Homes Sold and Closed in Summit, October 2018

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
133 Summit Avenue Unit 38	One Floor	3	1	1.0	\$230,000	\$220,000	95.65%	Condo	N/A	109
65 Baltusrol Road	See Rem	7	3	1.1	\$335,000	\$355,000	105.97%	\$169,600	209.32%	32
768 Springfield Avenue A6	Townhome Interior Unit	6	2	3.0	\$415,000	\$390,000	93.98%	\$143,500	271.78%	137
18 Hughes Place	Colonial	9	4	2.0	\$475,000	\$468,900	98.72%	\$184,600	254.01%	48
8 John Street	Colonial	8	5	2.1	\$590,000	\$440,000	74.58%	\$144,600	304.29%	575
12 Park Avenue	Colonial	7	3	2.1	\$599,000	\$585,000	97.66%	\$230,700	253.58%	37
17 Iris Road	Colonial	6	2	2.0	\$599,000	\$585,000	97.66%	\$244,100	239.66%	1
45 Briant Parkway	Colonial	6	3	1.1	\$615,000	\$555,000	90.24%	\$165,700	334.94%	67
25 Webster Avenue	Colonial	7	3	1.1	\$620,000	\$564,900	91.11%	\$235,600	239.77%	58
14 Mount Vernon Avenue	Cape Cod	9	4	2.0	\$638,500	\$590,000	92.40%	\$247,700	238.19%	65
172 Kent Place Boulevard	Colonial	12	5	2.1	\$825,000	\$750,000	90.91%	\$319,800	234.52%	102
90 Tulip Street	Colonial	9	3	1.1	\$839,000	\$815,000	97.14%	\$348,500	233.86%	9
93 W. End Avenue	Colonial	10	4	2.1	\$839,000	\$861,000	102.62%	\$335,200	256.86%	9
76 Mountain Avenue	Victorian	9	4	3.1	\$999,000	\$855,000	85.59%	\$373,800	228.73%	188
10 Brook Court	Colonial	9	5	3.1	\$1,150,000	\$1,065,000	92.61%	\$415,100	256.56%	114
114 Baltusrol Road	Colonial	14	5	5.1	\$1,155,000	\$995,000	86.15%	\$283,500	350.97%	142
215 Blackburn Road	Custom	11	5	3.0	\$1,195,000	\$1,195,000	100.00%	\$450,000	265.56%	9
33 Bedford Road	Colonial	10	4	3.0	\$1,389,000	\$1,100,000	79.19%	\$455,700	241.39%	189
112 Mountain Avenue	Victorian	13	6	2.1	\$1,395,000	\$1,240,000	88.89%	\$461,800	268.51%	282
44 Beekman Road	Colonial	11	5	3.1	\$1,450,000	\$1,385,000	95.52%	\$606,200	228.47%	49
105 Bellevue Avenue	Colonial	10	4	2.1	\$1,600,000	\$1,525,000	95.31%	\$615,000	247.97%	35
159 Kent Place Boulevard	Colonial	11	5	4.1	\$1,775,000	\$1,653,100	93.13%	New Construction	N/A	205
49 Hobart Avenue	Victorian	15	8	4.1	\$1,795,000	\$1,725,000	96.10%	\$595,800	289.53%	12
18 Glendale Road	Colonial	12	5	5.1	\$1,995,000	\$1,685,000	84.46%	New Construction	N/A	77
TOTAL HOMES SOLD: 24					\$979,896	\$900,121	92.73%	\$334,595	259.45%	106

Considering Selling? Call The Maggee Miggins Group at 973.376.8990 to learn how we make selling your home a breeze.

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