

# Summit

## June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Beauvoir Avenue	TwnIntUn	3	1.1	42	\$520,000	\$489,000	\$503,000	102.86%	\$782,400	0.64
2	86 New England Avenue U41	OneFloor	2	2.0	4	\$475,000	\$475,000	\$550,000	115.79%	\$142,100	3.87
3	8 Chapel Street	CapeCod	3	1.0	27	\$585,000	\$585,000	\$596,825	102.02%	\$131,300	4.55
4	417 Morris Avenue U7	TwnIntUn	2	1.1	8	\$535,000	\$535,000	\$649,000	121.31%	\$145,700	4.45
5	80 Glenside Avenue	Victrian	4	2.0	21	\$579,000	\$579,000	\$680,000	117.44%	\$192,900	3.53
6	16 Milton Avenue	Ranch	3	1.0	15	\$599,000	\$599,000	\$716,000	119.53%	\$165,000	4.34
7	13 Henry Street	Colonial	3	2.1	10	\$875,000	\$875,000	\$900,000	102.86%	\$237,500	3.79
8	14 Stony Hill Court	Ranch	3	2.0	13	\$995,000	\$995,000	\$1,120,000	112.56%	\$344,900	3.25
9	14 Chapel Street	Custom	4	2.3	14	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	Renovated	
10	12 Glen Avenue	Custom	4	2.1	12	\$1,025,000	\$1,025,000	\$1,250,000	121.95%	\$301,000	4.15
11	33 Eggers Court	TwnEndUn	4	3.1	15	\$999,000	\$999,000	\$1,266,000	126.73%	\$320,500	3.95
12	19 Hickory Road	Colonial	4	2.1	9	\$1,125,000	\$1,125,000	\$1,450,000	128.89%	\$352,200	4.12
13	45 Mountain Avenue	Colonial	4	2.1	8	\$1,499,000	\$1,499,000	\$1,525,000	101.73%	\$455,000	3.35
14	34 Oakley Avenue	Colonial	4	2.2	4	\$1,499,000	\$1,499,000	\$1,800,000	120.08%	\$467,000	3.85
15	26 Miele Place	Colonial	5	4.1	7	\$1,750,000	\$1,750,000	\$1,925,000	110.00%	New	
16	284 Kent Place Boulevard	Colonial	5	3.1	7	\$1,595,000	\$1,595,000	\$2,000,000	125.39%	\$495,500	4.04
17	32 Prospect Street	Colonial	4	4.2	3	\$1,695,000	\$1,695,000	\$2,000,000	117.99%	\$513,200	3.90
18	9 Dorchester Road	Colonial	5	3.2	1	\$2,200,000	\$2,200,000	\$2,225,000	101.14%	\$606,100	3.67
19	12 Sherman Avenue	Colonial	4	3.1	14	\$1,895,000	\$1,895,000	\$2,375,000	125.33%	\$470,900	5.04
20	77 Druid Hill Road	Colonial	5	3.2	1	\$2,400,000	\$2,400,000	\$2,400,000	100.00%	\$606,000	3.96

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21	96 Portland Road	Colonial	5	3.2	1	\$2,619,000	\$2,619,000	\$2,619,000	100.00%	\$658,100	3.98
22	139 Woodland Avenue	Colonial	5	3.1	3	\$2,200,000	\$2,200,000	\$2,700,000	122.73%	\$720,000	3.75
23	79 Blackburn Place	Colonial	5	3.1	7	\$2,150,000	\$2,150,000	\$2,725,000	126.74%	\$612,200	4.45
24	115 Beechwood Road	Colonial	6	3.2	9	\$2,650,000	\$2,650,000	\$3,200,000	120.75%	\$832,000	3.85
25	15 Portland Road	Custom	6	5.2	5	\$3,800,000	\$3,800,000	\$3,950,000	103.95%	\$403,200	New
26	57 Fernwood Road	Colonial	7	4.2	1	\$3,999,999	\$3,999,999	\$4,650,000	116.25%	\$1,270,100	3.66
27	73 Edgewood Road	Colonial	7	7.1	1	\$5,525,000	\$5,525,000	\$5,525,000	100.00%	\$1,486,100	3.72
<b>AVERAGE</b>					10	\$1,738,481	\$1,737,333	\$1,942,586	113.48%		3.83

**"Active" Listings in Summit**

Number of Units: 34  
 Average List Price: \$1,968,174  
 Average Days on Market: 39

**"Under Contract" Listings in Summit**

Number of Units: 40  
 Average List Price: \$1,542,345  
 Average Days on Market: 16

# Summit 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	27	26	28	10	18	10							18
List Price	\$1,729,000	\$1,446,600	\$1,510,467	\$1,778,765	\$1,233,245	\$1,737,333							\$1,585,287
Sales Price	\$1,828,733	\$1,526,694	\$1,587,867	\$1,858,559	\$1,429,520	\$1,942,586							\$1,722,612
SP:LP%	110.31%	105.44%	106.28%	106.49%	114.46%	113.48%							110.26%
SP to AV	3.51	3.49	4.19	3.60	3.92	3.83							3.78
# Units Sold	15	10	15	17	20	27							104
3 Mo Rate of Ab	1.32	1.74	1.93	2.56	2.14	1.74							1.91
Active Listings	17	21	31	35	35	34							29
Under Contracts	15	17	24	37	45	40							30

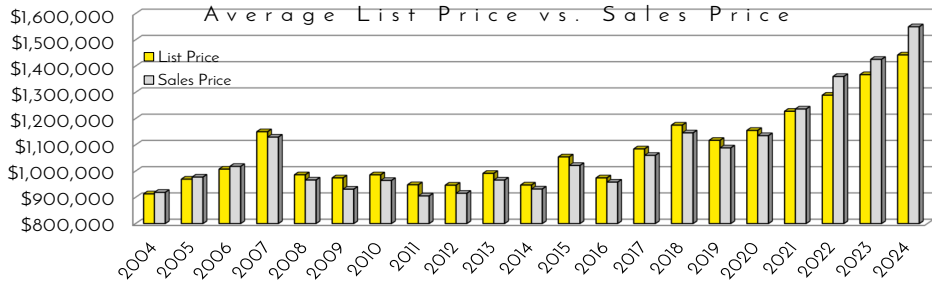
## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	18	18	0.00%
Sales Price	\$1,480,222	\$1,722,612	16.38%
LP:SP	108.39%	110.26%	1.72%
SP:AV	3.52	3.78	7.52%



YTD	2024	2025	% Change
# Units Sold	89	104	16.85%
Rate of Ab 3 Mo	1.55	1.91	23.30%
Actives	18	29	57.27%
Under Contracts	31	30	-2.73%

### Summit Yearly Market Trends

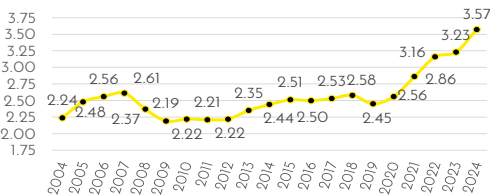


Year	LP	SP
2004	\$913K	\$919K
2005	\$969K	\$977K
2006	\$1,007M	\$1,018M
2007	\$1,150M	\$1,129M
2008	\$986K	\$966K
2009	\$974K	\$931K
2010	\$986K	\$964K
2011	\$948K	\$905K
2012	\$946K	\$915K
2013	\$991K	\$966K
2014	\$947K	\$932K
2015	\$1,054M	\$1,021M
2016	\$974K	\$958K
2017	\$1,084M	\$1,060M
2018	\$1,175M	\$1,145M
2019	\$1,088M	\$1,055M
2020	\$1,154M	\$1,135M
2021	\$1,227M	\$1,236M
2022	\$1,289M	\$1,360M
2023	\$1,367M	\$1,426M
2024	\$1,442M	\$1,550M

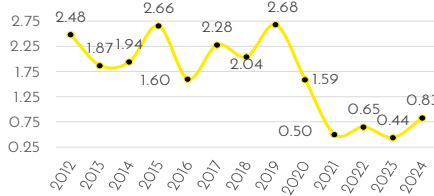
### Summit Yearly Market Trends



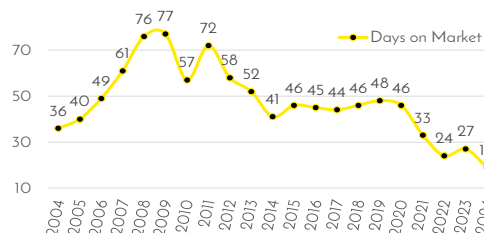
### Sales Price to Assessed Value Ratio



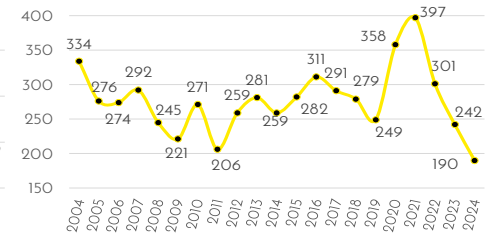
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



Data only available until 2012