

Summit

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	800 Old Springfield Avenue	OneFloor	2	1.0	73	\$449,000	\$420,000	\$410,000	97.62%	\$103,100	3.98
2	133 Summit Avenue U24	OneFloor	2	1.0	17	\$439,000	\$439,000	\$445,000	101.37%	Condo	
3	7 Park Avenue	CapeCod	3	1.0	16	\$595,000	\$595,000	\$595,000	100.00%	\$130,700	4.55
4	28 Morris Avenue	TwnEndUn	2	2.1	35	\$78,900	\$789,000	\$740,000	93.79%	\$229,500	3.22
5	91A Springfield Avenue	TwnEndUn	3	3.1	51	\$925,000	\$849,000	\$850,000	100.12%	\$214,400	3.96
6	8 Lafayette Avenue	Colonial	4	2.0	21	\$899,000	\$899,000	\$890,000	99.00%	\$213,600	4.17
7	44 Harvey Drive	Ranch	2	2.0	9	\$850,000	\$850,000	\$999,900	117.64%	\$214,900	4.65
8	25 Clark Street	Colonial	3	2.1	9	\$1,075,000	\$1,075,000	\$1,250,000	116.28%	Renovated	
9	22 Eggers Court	TwnIntUn	3	3.1	10	\$1,099,000	\$1,099,000	\$1,275,000	116.01%	\$328,200	3.88
10	55 High Street	RanchRas	3	2.0	30	\$1,199,900	\$1,199,900	\$1,436,135	119.69%	\$292,600	4.91
11	1 Euclid Avenue	OneFloor	3	2.1	10	\$1,250,000	\$1,250,000	\$1,450,000	116.00%	\$291,500	4.97
12	46 Locust Drive	Colonial	3	2.1	8	\$1,050,000	\$1,050,000	\$1,485,000	141.43%	\$308,800	4.81
13	273 Woodland Avenue	Colonial	4	3.0	14	\$1,325,000	\$1,325,000	\$1,625,000	122.64%	\$285,000	5.70
14	150 Woodland Avenue	Colonial	3	2.1	7	\$1,349,000	\$1,349,000	\$1,699,000	125.95%	\$388,800	4.37
15	115 Kent Place Boulevard	Custom	7	2.3	43	\$2,599,000	\$1,850,000	\$1,700,000	91.89%	\$808,800	2.10
16	9 Stony Hill Court	Colonial	4	2.1	12	\$1,495,000	\$1,495,000	\$1,700,216	113.73%	\$484,500	3.51
17	11 Linda Lane	Colonial	6	2.1	105	\$2,250,000	\$1,950,000	\$1,750,000	89.74%	\$558,200	3.14
18	88 Ashwood Avenue	SeeRem	4	3.1	8	\$1,795,000	\$1,795,000	\$1,775,000	98.89%	New	
19	42 Stockton Road	Colonial	6	5.0	78	\$2,150,000	\$1,999,000	\$1,960,000	98.05%	New	
20	126 W End Avenue	Colonial	4	3.1	12	\$1,895,000	\$1,895,000	\$1,975,000	104.22%	\$520,500	3.79

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21	55 Rotary Drive	Colonial	4	4.1	15	\$1,750,000	\$1,750,000	\$2,150,000	122.86%	\$538,600	3.99
22	48 Lewis Avenue	Colonial	6	5.1	35	\$2,395,000	\$2,275,000	\$2,225,000	97.80%	Renovated	
23	77 Dale Drive	Colonial	5	4.2	12	\$1,999,900	\$1,999,900	\$2,300,000	115.01%	\$698,800	3.29
24	159 Kent Place Boulevard	Colonial	5	4.1	14	\$2,400,000	\$2,400,000	\$2,525,000	105.21%	\$701,800	3.60
25	10 Templar Way	Colonial	5	4.2	1	\$2,700,000	\$2,700,000	\$2,700,000	100.00%	\$742,200	3.64
26	23 Argyle Court	Custom	6	4.1	28	\$2,999,000	\$2,999,000	\$2,880,000	96.03%	Renovated	
27	60 Lenox Road	Colonial	7	5.1	1	\$3,300,000	\$3,300,000	\$3,400,000	103.03%	\$903,800	3.76
28	35 Colt Road	Colonial	6	4.2	19	\$3,675,000	\$3,675,000	\$3,850,000	104.76%	\$1,031,600	3.73
29	29 Norwood Avenue	Colonial	8	6.1	1	\$4,530,000	\$4,530,000	\$4,530,000	100.00%	\$1,199,900	3.78
AVERAGE					24	\$1,741,955	\$1,717,303	\$1,812,767	107.20%		3.98

"Active" Listings in Summit

Number of Units: 19
Average List Price: \$1,942,132
Average Days on Market: 38

"Under Contract" Listings in Summit

Number of Units: 25
Average List Price: \$1,820,756
Average Days on Market: 24

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	14	24					18
List Price	\$1,729,000	\$1,446,600	\$1,510,467	\$1,778,765	\$1,233,245	\$1,737,333	\$1,515,931	\$1,717,303					\$1,596,504
Sales Price	\$1,828,733	\$1,526,694	\$1,587,867	\$1,858,559	\$1,429,520	\$1,942,586	\$1,668,586	\$1,812,767					\$1,729,080
SP:LP%	110.31%	105.44%	106.28%	106.49%	114.46%	113.48%	112.14%	107.20%					110.05%
SP to AV	3.51	3.49	4.19	3.60	3.92	3.83	3.96	3.98					3.85
# Units Sold	15	10	15	17	20	27	29	29					162
3 Mo Rate of Ab	1.32	1.74	1.93	2.56	2.14	1.74	1.19	0.60					1.65
Active Listings	17	21	31	35	35	34	26	19					27
Under Contracts	15	17	24	37	45	40	41	25					31

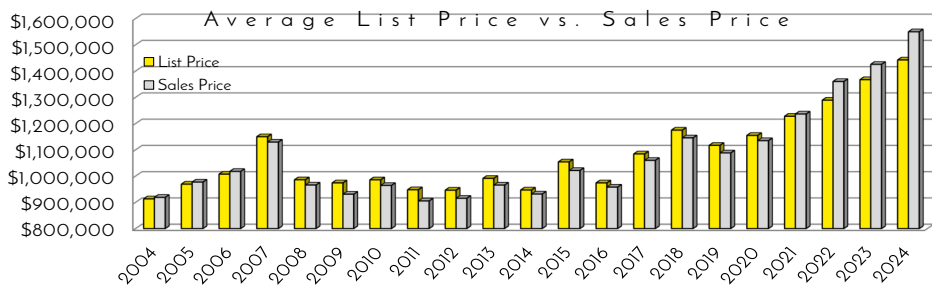
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	18	18	1.61%
Sales Price	\$1,469,665	\$1,729,080	17.65%
LP:SP	109.83%	110.05%	0.20%
SP:AV	3.55	3.85	8.47%

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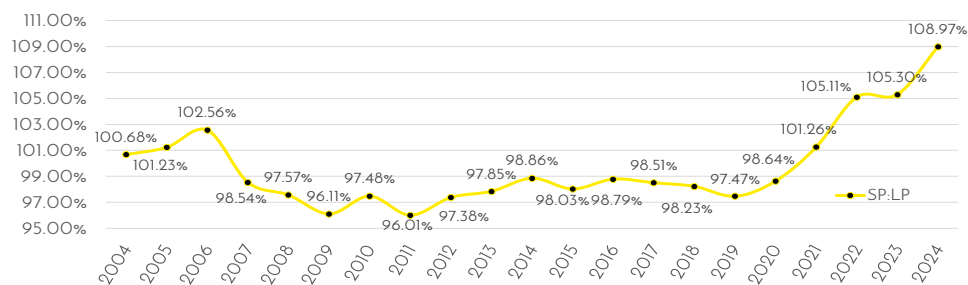
YTD	2024	2025	% Change
# Units Sold	137	162	18.25%
Rate of Ab 3 Mo	1.29	1.65	28.23%
Actives	16	27	71.65%
Under Contracts	29	31	3.83%

Summit Yearly Market Trends

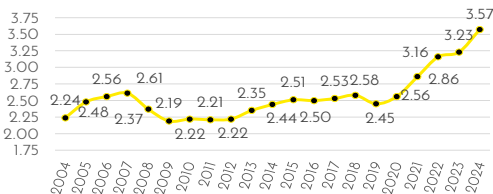


Summit Yearly Market Trends

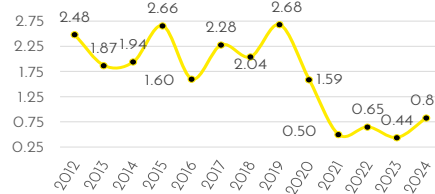
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

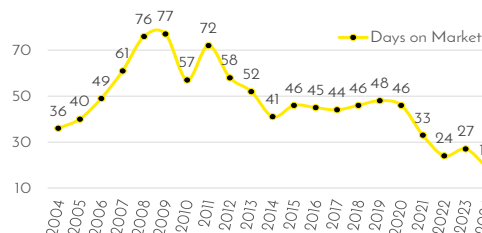


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

