

Summit

September 2025 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 Unit 25	OneFloor	2	1.0	1	\$439,000	\$439,000	\$445,000	101.37%	Condo	
2	30 Elm Street	TwnEndUn	1	1.0	10	\$495,000	\$495,000	\$500,000	101.01%	\$142,400	3.51
3	36 Webster Avenue	CapeCod	3	1.1	67	\$729,000	\$729,000	\$710,000	97.39%	\$209,300	3.39
4	26 Greenfield Avenue	CapeCod	3	1.1	17	\$899,900	\$899,900	\$933,000	103.68%	\$197,700	4.72
5	1 Euclid Avenue	HighRise	2	2.0	1	\$1,100,000	\$1,100,000	\$1,078,000	98.00%	\$228,100	4.73
6	10 Harvey Court	Ranch	2	2.0	15	\$1,255,000	\$1,255,000	\$1,212,000	96.57%	\$328,500	3.69
7	50 H New England Avenue	TwnIntUn	2	2.1	38	\$1,325,000	\$1,295,000	\$1,275,000	98.46%	\$417,300	3.06
8	50 Huntley Road	Colonial	5	4.0	34	\$1,349,000	\$1,349,000	\$1,300,000	96.37%	Renovated	
9	57 High Street	RanchRas	3	2.0	13	\$1,095,000	\$1,095,000	\$1,320,000	120.55%	\$321,200	4.11
10	9 Hawthorne Place	Colonial	4	1.1	13	\$999,900	\$999,900	\$1,350,000	135.01%	\$469,600	2.87
11	19 Dale Drive	SplitLev	3	2.1	1	\$1,375,000	\$1,375,000	\$1,375,000	100.00%	\$432,400	3.18
12	1 Harrison Court	SplitLev	4	3.1	13	\$1,299,000	\$1,299,000	\$1,500,000	115.47%	\$275,400	5.45
13	25 Locust Drive	Colonial	4	3.1	12	\$1,250,000	\$1,250,000	\$1,525,000	122.00%	\$424,500	3.59
14	11 Hickory Road	Colonial	4	2.1	10	\$1,495,000	\$1,495,000	\$1,765,000	118.06%	\$379,900	4.65
15	90 Ashwood Avenue	SeeRem	4	3.1	5	\$1,775,000	\$1,775,000	\$1,775,000	100.00%	New	
16	38 Miele Place	Colonial	6	4.0	73	\$1,899,000	\$1,899,000	\$1,800,000	94.79%	New	
17	45 Lewis Avenue	Chalet	4	4.0	16	\$1,550,000	\$1,550,000	\$1,900,000	122.58%	\$345,900	5.49
18	29 Beekman Road	Colonial	6	4.1	14	\$2,295,000	\$2,295,000	\$2,295,000	100.00%	\$593,700	3.87
19	12 Arden Place	Custom	4	4.1	18	\$2,600,000	\$2,600,000	\$2,800,000	107.69%	\$820,400	3.41
20	16 Sweetbriar Road	SplitLev	5	3.1	14	\$2,300,000	\$2,300,000	\$2,850,000	123.91%	\$523,500	5.44
21	14 Argyle Court	Custom	7	6.1	16	\$3,400,000	\$3,400,000	\$3,400,000	100.00%	\$1,121,000	3.03
22	57 Prospect Hill Avenue	Colonial	5	4.3	18	\$4,895,000	\$4,895,000	\$4,600,000	93.97%	\$1,219,000	3.77
AVERAGE					19	\$1,628,173	\$1,626,809	\$1,714,000	106.68%		4.00

"Active" Listings in Summit

Number of Units: 17
 Average List Price: \$2,052,382
 Average Days on Market: 25

"Under Contract" Listings in Summit

Number of Units: 36
 Average List Price: \$1,564,306
 Average Days on Market: 22

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	19				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	\$1,626,809				\$1,600,128
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	\$1,714,000				\$1,727,277
SP:LP%	110.31%	105.44%	106.28%	106.49%	114.46%	113.48%	112.14%	107.20%	106.68%				109.64%
SP to AV	3.51	3.49	4.19	3.60	3.92	3.83	3.96	3.98	4.00				3.86
# Units Sold	15	10	15	17	20	27	29	29	22				184
3 Mo Rate of Ab	1.32	1.74	1.93	2.56	2.14	1.74	1.19	0.60	0.76				1.55
Active Listings	17	21	31	35	35	34	26	19	17				26
Under Contracts	15	17	24	37	45	40	41	25	36				31

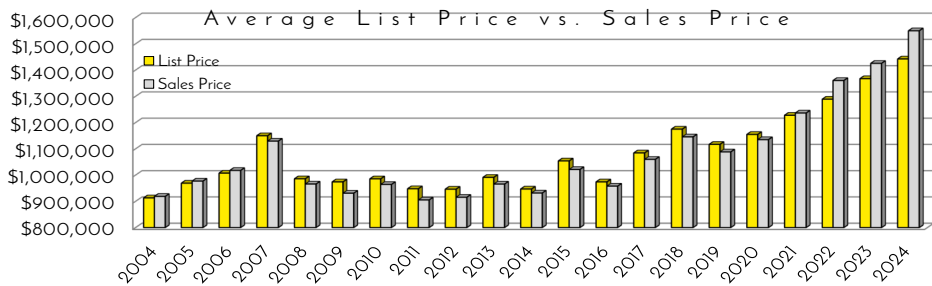
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	18	18	0.00%
Sales Price	\$1,484,972	\$1,727,277	16.32%
LP:SP	109.90%	109.64%	-0.23%
SP:AV	3.54	3.86	9.09%



YTD	2024	2025	% Change
# Units Sold	150	184	22.67%
Rate of Ab 3 Mo	1.25	1.55	24.27%
Actives	16	26	62.07%
Under Contracts	27	31	13.36%

Summit Yearly Market Trends

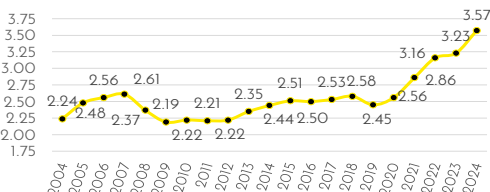


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$913K	\$969K	\$1,007M	\$1,150M	\$986K	\$974K	\$986K	\$948K	\$946K	\$991K	\$947K	\$1,054M	\$974K	\$1,084M	\$1,175M	\$1,088M	\$1,154M	\$1,227M	\$1,289M	\$1,367M	\$1,442M
SP	\$919K	\$977K	\$1,018M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

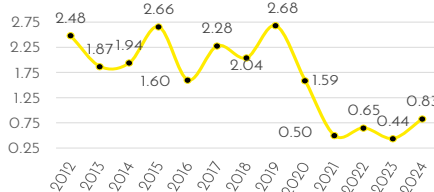
Summit Yearly Market Trends



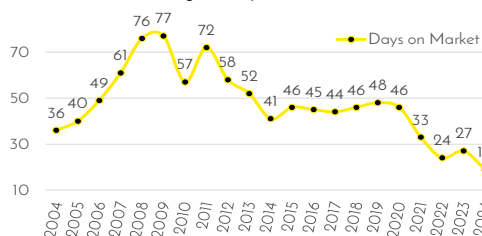
Sales Price to Assessed Value Ratio



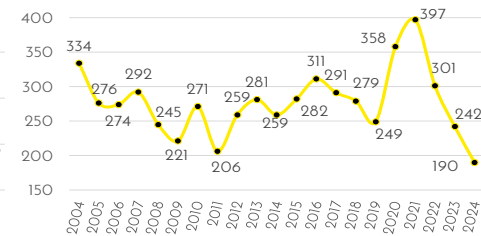
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



Data only available until 2012