

# Summit

## April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	66 New England Avenue Unit 13	TwnIntUn	2	1.0	9	\$529,000	\$529,000	\$551,000	104.16%	\$168,800	3.26
2	67-75 New England Avenue 75C	TwnEndUn	2	2.1	11	\$699,000	\$699,000	\$788,500	112.80%	\$210,300	3.75
3	28 Morris Avenue	TwnIntUn	2	2.1	21	\$839,000	\$839,000	\$840,000	100.12%	\$230,900	3.64
4	107 Kent Place Boulevard	SplitLev	4	2.1	7	\$919,000	\$919,000	\$915,000	99.56%	\$268,900	3.40
5	18 Fay Place	SplitLev	3	2.0	1	\$859,000	\$859,000	\$926,000	107.80%	\$211,400	4.38
6	10 Woodfern Road	SplitLev	3	2.0	17	\$995,000	\$995,000	\$990,000	99.50%	\$294,300	3.36
7	82 Franklin Place U9	TwnIntUn	2	2.1	15	\$1,025,000	\$1,025,000	\$999,000	97.46%	\$347,400	2.88
8	47 Butler Parkway	SplitLev	4	2.0	2	\$1,025,000	\$1,025,000	\$1,200,000	117.07%	\$235,400	5.10
9	25 Sweetbriar Road	Colonial	4	2.1	14	\$1,475,000	\$1,475,000	\$1,600,000	108.47%	\$511,400	3.13
10	16 Rotary Drive	Colonial	4	2.1	11	\$1,735,000	\$1,735,000	\$2,051,000	118.21%	\$618,600	3.32
11	1 Lorraine Road	Colonial	4	3.1	15	\$1,850,000	\$1,850,000	\$2,175,000	117.57%	\$485,800	4.48
12	50 Portland Road	Colonial	4	3.1	1	\$1,795,000	\$1,795,000	\$2,175,000	121.17%	\$599,300	3.63
13	26 Hawthorne Place	Colonial	5	4.2	20	\$2,249,000	\$2,249,000	\$2,200,000	97.82%	\$650,000	3.38
14	8 Templar Way	Colonial	4	4.1	9	\$2,195,000	\$2,195,000	\$2,500,000	113.90%	\$749,800	3.33
15	101 Prospect Street	Colonial	5	4.1	9	\$2,700,000	\$2,700,000	\$2,835,000	105.00%	\$840,000	3.38
16	121 Whittredge Road	Colonial	6	5.2	1	\$4,400,000	\$4,400,000	\$4,350,000	98.86%	\$1,193,800	3.64
17	141 Hobart Avenue	Custom	7	5.1	1	\$4,950,000	\$4,950,000	\$4,500,000	90.91%	\$1,402,400	3.21
AVERAGE					10	\$1,778,765	\$1,778,765	\$1,858,559	106.49%		3.60

### "Active" Listings in Summit

Number of Units: 35  
Average List Price: \$1,931,797  
Average Days on Market: 32

### "Under Contract" Listings in Summit

Number of Units: 37  
Average List Price: \$1,325,184  
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									22
List Price	\$1,729,000	\$1,446,600	\$1,510,467	\$1,778,765									\$1,636,789
Sales Price	\$1,828,733	\$1,526,694	\$1,587,867	\$1,858,559									\$1,721,253
SP:LP%	110.31%	105.44%	106.28%	106.49%									107.26%
SP to AV	3.51	3.49	4.19	3.60									3.72
# Units Sold	15	10	15	17									57
3 Mo Rate of Ab	1.32	1.74	1.93	2.56									1.89
Active Listings	17	21	31	35									26
Under Contracts	15	17	24	37									23

## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	16	22	33.86%
Sales Price	\$1,372,610	\$1,721,253	25.40%
LP:SP	108.48%	107.26%	-1.13%
SP:AV	3.49	3.72	6.38%

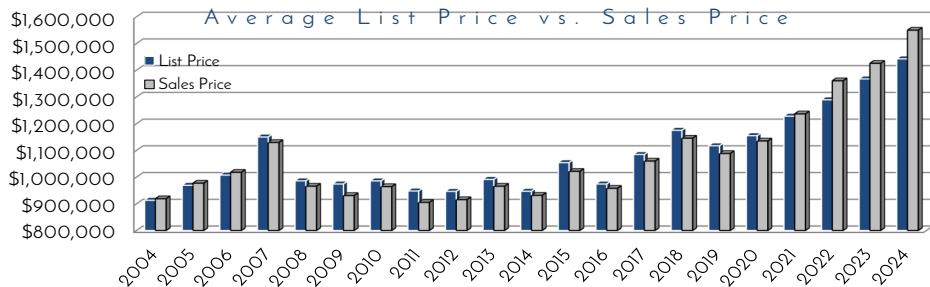
Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	42	57	35.71%
Rate of Ab 3 Mo	1.75	1.89	7.70%
Actives	20	26	30.00%
Under Contracts	24	23	-2.11%

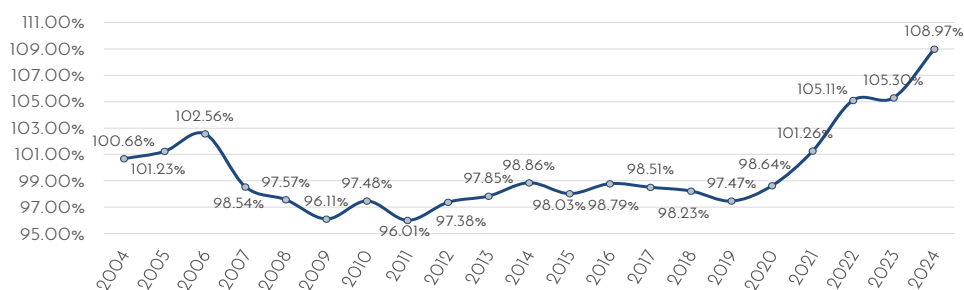
## Summit Yearly Market Trends

Average List Price vs. Sales Price

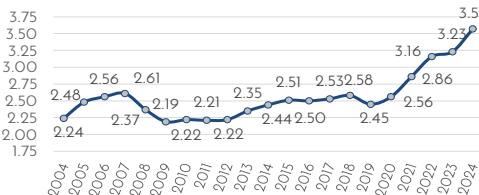


## Summit Yearly Market Trends

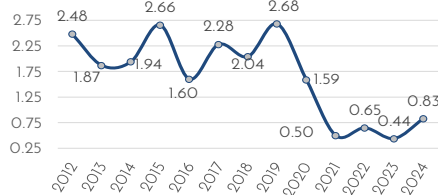
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

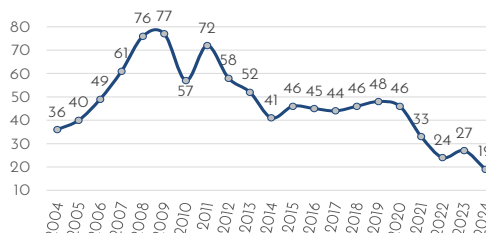


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

