

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 | TwndEndUn | 2 | 2.1 | 35 | \$78,900 | \$789,000 | \$740,000 | 93.79% | \$229,500 | 3.22 |
| 5 | 91A Springfield Avenue | TwndEndUn | 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 | TwndIntUn | 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% |

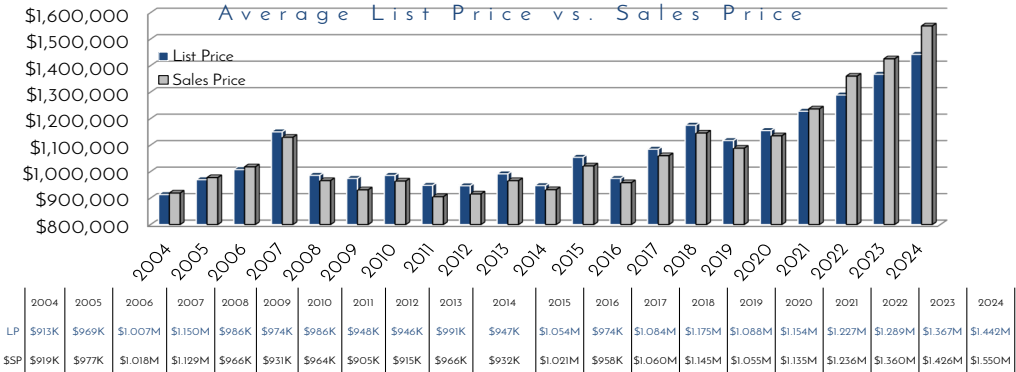
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

| 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% |

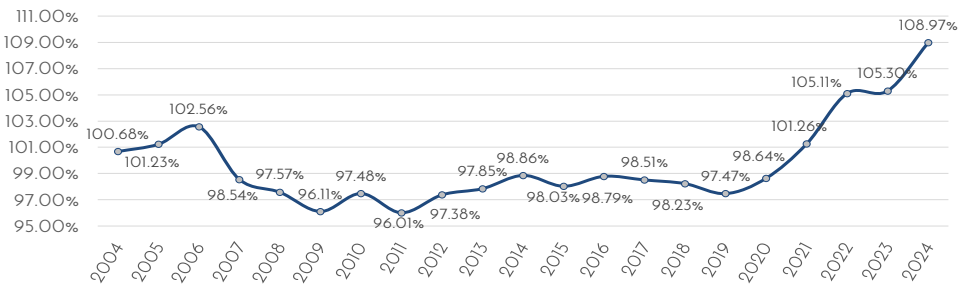
Summit Yearly Market Trends

Average List Price vs. Sales Price

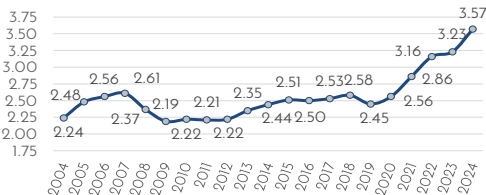


Summit Yearly Market Trends

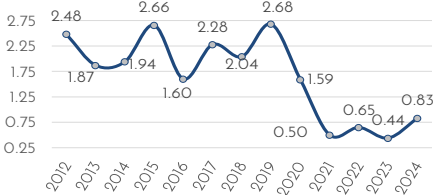
Sales Price to List Price Ratios



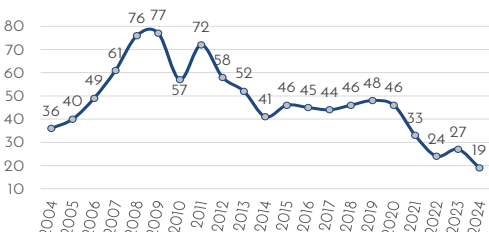
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

