

# Summit

## July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	133 Summit Avenue 14A	OneFloor	1	1.0	41	\$299,000	\$299,000	\$310,000	103.68%	Condo	
2	1 Euclid Avenue 4E	OneFloor	1	1.0	9	\$675,000	\$675,000	\$680,000	100.74%	\$195,100	3.49
3	67-75 New England Avenue 71C	TwnIntUn	2	2.0	9	\$689,000	\$689,000	\$700,000	101.60%	\$182,000	3.85
4	131 Orchard Street	SplitLev	3	2.1	7	\$875,000	\$875,000	\$875,000	100.00%	Renovated	
5	28 Morris Avenue B:EE U11	TwnEndUn	3	2.1	14	\$825,000	\$825,000	\$900,000	109.09%	\$231,500	3.89
6	82 Franklin Place	MultiFlr	2	2.1	36	\$1,045,000	\$1,045,000	\$999,999	95.69%	\$370,400	2.70
7	218 Mountain Avenue	Ranch	3	2.1	19	\$1,050,000	\$1,050,000	\$999,999	95.24%	\$285,500	3.50
8	44 Stanley Avenue	Colonial	3	2.2	15	\$849,000	\$849,000	\$999,999	117.79%	\$275,200	3.63
9	30 Lewis Avenue	Colonial	3	3.1	12	\$975,000	\$975,000	\$1,120,000	114.87%	Renovated	
10	53 Madison Avenue	Colonial	3	1.1	7	\$999,000	\$999,000	\$1,150,000	115.12%	\$244,700	4.70
11	7 Webster Avenue	Tudor	3	2.0	25	\$899,000	\$899,000	\$1,160,000	129.03%	\$351,300	3.30
12	55 Canoe Brook Parkway	SplitLev	3	2.1	12	\$949,000	\$949,000	\$1,200,000	126.45%	\$265,000	4.53
13	5 Doremus Street	Colonial	4	2.1	13	\$1,200,000	\$1,200,000	\$1,250,000	104.17%	\$239,200	5.23
14	28 Mountain Avenue	Colonial	4	1.0	12	\$1,195,000	\$1,195,000	\$1,300,000	108.79%	\$288,600	4.50
15	9 Faitoute Court	Colonial	3	2.1	16	\$1,050,000	\$1,050,000	\$1,330,000	126.67%	\$291,600	4.56
16	51 Tulip Street	Colonial	3	3.0	9	\$1,049,000	\$1,049,000	\$1,460,000	139.18%	\$343,900	4.25
17	22 Edison Drive	Colonial	4	4.0	12	\$1,559,000	\$1,559,000	\$1,569,000	100.64%	Renovated	
18	25 Norwood Avenue U3	TwnIntUn	4	3.1	30	\$1,650,000	\$1,650,000	\$1,750,000	106.06%	\$550,000	3.18
19	53 Sunset Drive	CapeCod	2	2.0	9	\$1,200,000	\$1,200,000	\$1,800,000	150.00%	\$369,300	4.87
20	21 Ashland Road	Colonial	5	4.0	9	\$1,595,000	\$1,595,000	\$1,925,000	120.69%	\$450,300	4.27

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21	137 Canoe Brook Parkway	Colonial	4	3.1	19	\$2,095,000	\$1,950,000	\$2,050,000	105.13%	\$404,600	5.07
22	5 Sunset Drive	Colonial	6	5.1	7	\$1,999,999	\$1,999,999	\$2,255,000	112.75%	\$604,200	3.73
23	21 Lenox Road	Colonial	4	3.1	25	\$2,465,000	\$2,465,000	\$2,350,000	95.33%	\$670,100	3.51
24	15 Hawthorne Place	Colonial	4	2.1	9	\$1,795,000	\$1,795,000	\$2,400,000	133.70%	\$583,400	4.11
25	12 Beekman Road	Colonial	4	2.2	13	\$1,775,000	\$1,775,000	\$2,405,000	135.49%	\$540,100	4.45
26	9 Tulip Street	Colonial	5	4.1	1	\$2,500,000	\$2,500,000	\$2,500,000	100.00%	New	
27	99 Fernwood Road	Colonial	6	6.1	17	\$3,200,000	\$3,200,000	\$3,000,000	93.75%	\$950,100	3.16
28	231 Oak Ridge Avenue	Colonial	6	4.2	8	\$2,850,000	\$2,850,000	\$3,150,000	110.53%	\$867,000	3.63
29	22 Hobart Road	Colonial	5	5.1	1	\$4,800,000	\$4,800,000	\$4,800,000	100.00%	\$1,635,500	2.93
AVERAGE					14	\$1,520,931	\$1,515,931	\$1,668,586	112.14%		3.96

### "Active" Listings in Summit

Number of Units: 26  
Average List Price: \$2,099,112  
Average Days on Market: 38

### "Under Contract" Listings in Summit

Number of Units: 41  
Average List Price: \$1,664,968  
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						17
List Price	\$1,729,000	\$1,446,600	\$1,510,467	\$1,778,765	\$1,233,245	\$1,737,333	\$1,515,931						\$1,570,165
Sales Price	\$1,828,733	\$1,526,694	\$1,587,867	\$1,858,559	\$1,429,520	\$1,942,586	\$1,668,586						\$1,710,832
SP:LP%	110.31%	105.44%	106.28%	106.49%	114.46%	113.48%	112.14%						110.67%
SP to AV	3.51	3.49	4.19	3.60	3.92	3.83	3.96						3.82
# Units Sold	15	10	15	17	20	27	29						133
3 Mo Rate of Ab	1.32	1.74	1.93	2.56	2.14	1.74	1.19						1.80
Active Listings	17	21	31	35	35	34	26						28
Under Contracts	15	17	24	37	45	40	41						31

## Flashback! YTD 2024 vs YTD 2025

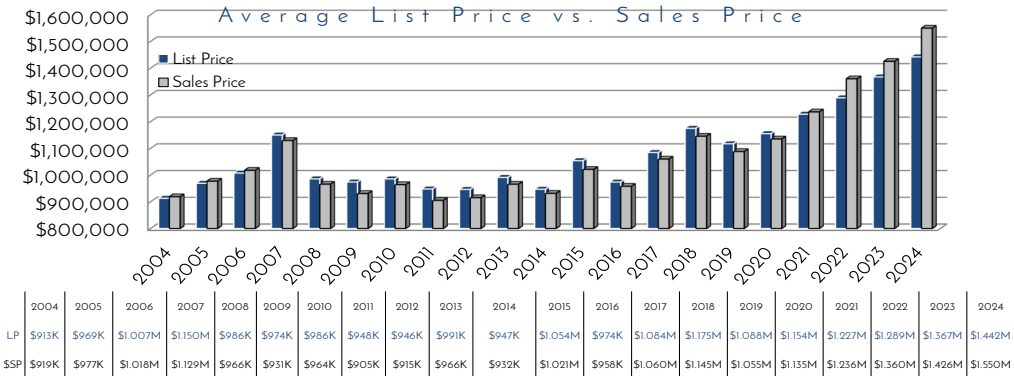
YTD	2024	2025	% Change
DOM	18	17	-2.48%
Sales Price	\$1,445,324	\$1,710,832	18.37%
LP:SP	109.42%	110.67%	1.14%
SP:AV	3.52	3.82	8.50%

Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

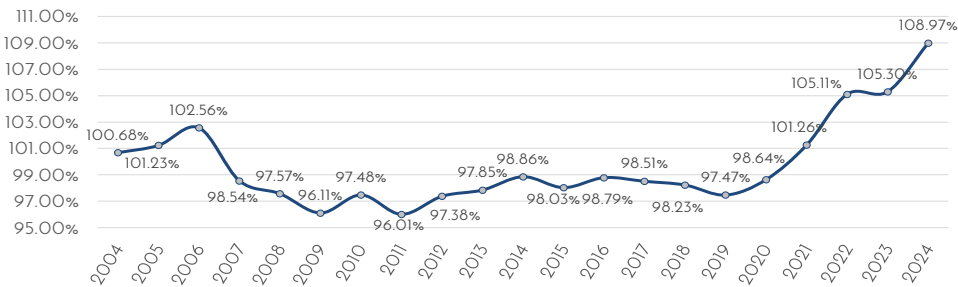
YTD	2024	2025	% Change
# Units Sold	104	133	27.88%
Rate of Ab 3 Mo	1.42	1.80	27.35%
Actives	17	28	70.09%
Under Contracts	31	31	0.00%

## Summit Yearly Market Trends

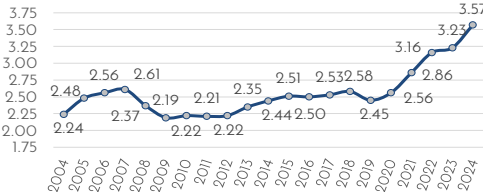


## Summit Yearly Market Trends

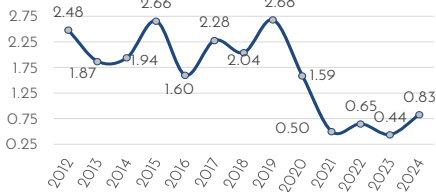
### Sales Price to List Price Ratios



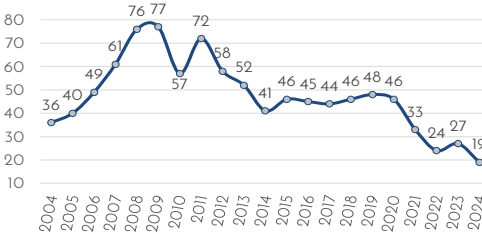
### Sales Price to Assessed Value Ratio



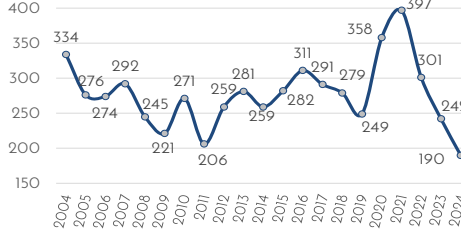
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



Data only available until 2012