

# Summit

## October 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 U30	OneFloor	1	1.0	16	\$199,000	\$199,000	\$260,000	130.65%	Condo	
2	412 Morris Avenue U17	OneFloor	2	1.0	15	\$435,000	\$435,000	\$450,000	103.45%	\$120,000	3.75
3	67-75 New England Ave 67D	TwnEndUn	2	2.1	16	\$795,000	\$795,000	\$792,500	99.69%	\$210,300	3.77
4	71 Broad Street	Colonial	4	2.0	10	\$719,000	\$719,000	\$821,000	114.19%	\$174,100	4.72
5	7 Clark Street	Colonial	3	3.1	27	\$925,000	\$925,000	\$999,000	108.00%	\$195,900	5.10
6	571 Springfield Avenue UA	TwnEndUn	3	3.1	1	\$1,312,500	\$1,312,500	\$1,312,500	100.00%	\$415,300	3.16
7	110 Division Avenue	Ranch	3	3.0	16	\$1,319,000	\$1,319,000	\$1,319,000	100.00%	\$332,000	3.97
8	50 New England Avenue UC	TwnIntUn	2	2.1	9	\$1,375,000	\$1,375,000	\$1,385,000	100.73%	\$365,700	3.79
9	70 Canoe Brook Parkway	Colonial	3	2.1	8	\$1,299,000	\$1,299,000	\$1,510,000	116.24%	\$305,300	4.95
10	180 Woodland Avenue	Bi-Level	4	3.0	9	\$1,350,000	\$1,350,000	\$1,621,500	120.11%	\$364,500	4.45
11	86 Ashwood Avenue	SeeRem	4	3.1	13	\$1,875,000	\$1,875,000	\$1,875,000	100.00%	New	
12	29 Druid Hill Road	Colonial	4	3.1	18	\$2,095,000	\$2,095,000	\$1,999,999	95.47%	\$595,000	3.36
13	115 Maple Street	Tudor	5	4.1	8	\$1,975,000	\$1,975,000	\$2,550,000	129.11%	\$607,500	4.20
14	63 Whittredge Road	Colonial	4	4.1	8	\$2,795,000	\$2,795,000	\$2,795,000	100.00%	\$883,300	3.16
15	3 Brantwood Drive	Colonial	6	3.2	1	\$2,750,000	\$2,750,000	\$2,850,000	103.64%	\$920,000	3.10
16	125 Hillcrest Avenue	Colonial	5	4.1	9	\$2,850,000	\$2,850,000	\$3,325,000	116.67%	\$967,900	3.44
AVERAGE					12	\$1,504,281	\$1,504,281	\$1,616,594	108.62%		3.92

### "Active" Listings in Summit

Number of Units: 20  
 Average List Price: \$1,776,995  
 Average Days on Market: 37

### "Under Contract" Listings in Summit

Number of Units: 31  
 Average List Price: \$1,748,677  
 Average Days on Market: 27

# 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	12			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	\$1,504,281			\$1,592,460
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	\$1,616,594			\$1,718,422
SP:LP%	110.31%	105.44%	106.28%	106.49%	114.46%	113.48%	112.14%	107.20%	106.68%	108.62%			109.56%
SP to AV	3.51	3.49	4.19	3.60	3.92	3.83	3.96	3.98	4.00	3.92			3.87
# Units Sold	15	10	15	17	20	27	29	29	22	16			200
3 Mo Rate of Ab	1.32	1.74	1.93	2.56	2.14	1.74	1.19	0.60	0.76	1.09			1.51
Active Listings	17	21	31	35	35	34	26	19	17	20			26
Under Contracts	15	17	24	37	45	40	41	25	36	31			31

## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	18	18	0.00%
Sales Price	\$1,533,172	\$1,718,422	12.08%
LP:SP	109.59%	109.56%	-0.03%
SP:AV	3.56	3.87	8.69%

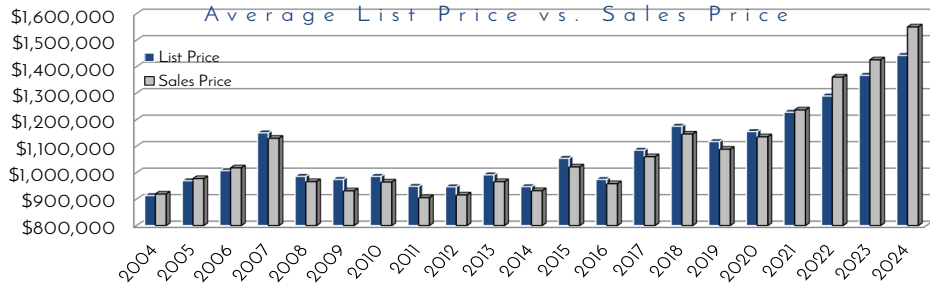
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	160	200	25.00%
Rate of Ab 3 Mo	1.25	1.51	20.18%
Actives	17	26	50.89%
Under Contracts	27	31	17.36%

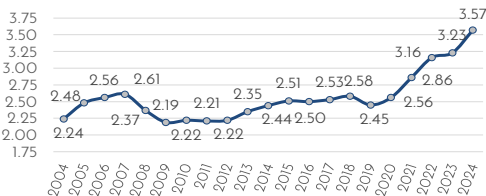
## Summit Yearly Market Trends

Average List Price vs. Sales Price

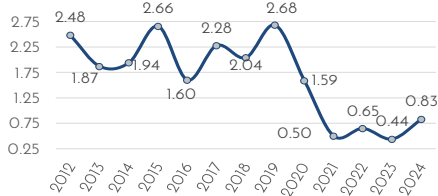


Year	LP	SSP
2004	\$913K	\$919K
2005	\$969K	\$977K
2006	\$1,007M	\$1,018M
2007	\$1,150M	\$1,129M
2008	\$986K	\$966K
2009	\$974K	\$931K
2010	\$986K	\$964K
2011	\$948K	\$905K
2012	\$946K	\$915K
2013	\$991K	\$966K
2014	\$947K	\$932K
2015	\$1,054M	\$1,021M
2016	\$974K	\$958K
2017	\$1,084M	\$1,060M
2018	\$1,175M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

Sales Price to Assessed Value Ratio



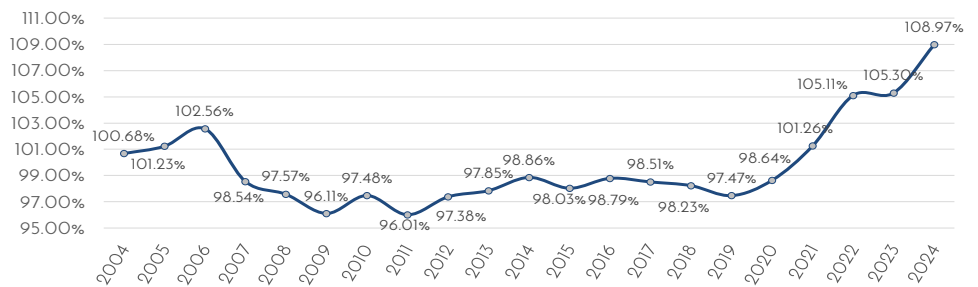
12 Month Rate of Absorption



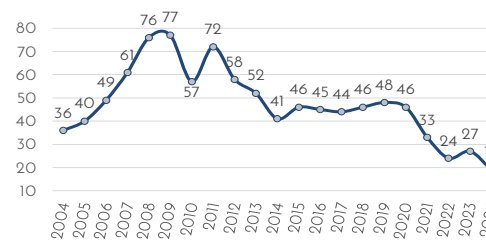
Data only available until 2012

## Summit Yearly Market Trends

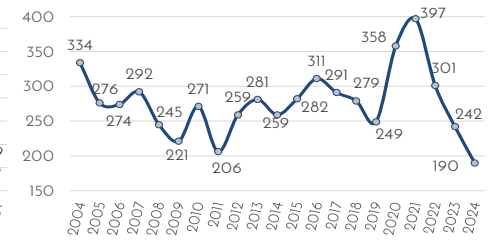
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.