

Summit

January 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	412 Morris Avenue Unit 27	OneFloor	2	1.1	8	\$299,000	\$299,000	\$401,000	134.11%	\$130,000	3.08
2	10 Euclid Avenue U-303	HighRise	2	2.0	10	\$599,000	\$599,000	\$675,000	112.69%	Condo	
3	20 Iris Road	SeeRem	2	1.0	13	\$565,000	\$565,000	\$705,000	124.78%	\$225,100	3.13
4	38 Lewis Avenue	Colonial	3	2.0	9	\$819,000	\$819,000	\$920,000	112.33%	\$210,200	4.38
5	6 Londonderry Way	Colonial	4	2.1	39	\$1,100,000	\$1,100,000	\$1,305,000	118.64%	\$481,200	2.71
6	76 Woodland Avenue	Colonial	4	3.1	15	\$1,345,000	\$1,345,000	\$1,320,000	98.14%	\$450,300	2.93
7	104 Pine Grove Avenue	Colonial	4	2.2	14	\$1,350,000	\$1,350,000	\$1,625,000	120.37%	\$417,100	3.90
8	164 Kent Place Boulevard	Colonial	4	2.1	12	\$1,699,000	\$1,699,000	\$1,699,000	100.00%	Renovated	
9	25 Beverly Road	SplitLev	5	4.0	10	\$1,499,000	\$1,499,000	\$1,800,000	120.08%	\$345,400	5.21
10	30 Blackburn Road	Colonial	5	3.1	15	\$1,795,000	\$1,795,000	\$1,956,000	108.97%	\$626,700	3.12
11	21 Fernwood Road	Colonial	5	3.2	15	\$2,375,000	\$2,375,000	\$2,375,000	100.00%	\$706,500	3.36
12	10 Beacon Road	Contemp	5	4.1	235	\$2,895,000	\$2,695,000	\$2,500,000	92.76%	\$903,200	2.77
13	119 Oak Ridge Avenue	Colonial	5	5.1	1	\$2,995,000	\$2,995,000	\$3,325,000	111.02%	Renovated	
14	80 Woodland Avenue	Colonial	5	4.2	1	\$3,300,000	\$3,300,000	\$3,325,000	100.76%	\$737,000	4.51
15	115 Oak Ridge Avenue	Colonial	6	6.1	1	\$3,500,000	\$3,500,000	\$3,500,000	100.00%	\$1,157,500	3.02
AVERAGE					27	\$1,742,333	\$1,729,000	\$1,828,733	110.31%		3.51

"Active" Listings in Summit

Number of Units: 17
Average List Price: \$1,982,118
Average Days on Market: 71

"Under Contract" Listings in Summit

Number of Units: 15
Average List Price: \$1,455,667
Average Days on Market: 37



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												27
List Price	\$1,729,000												\$1,729,000
Sales Price	\$1,828,733												\$1,828,733
SP:LP%	110.31%												110.31%
SP to AV	3.51												3.51
# Units Sold	15												15
3 Mo Rate of Ab	1.32												1.32
Active Listings	17												17
Under Contracts	15												15

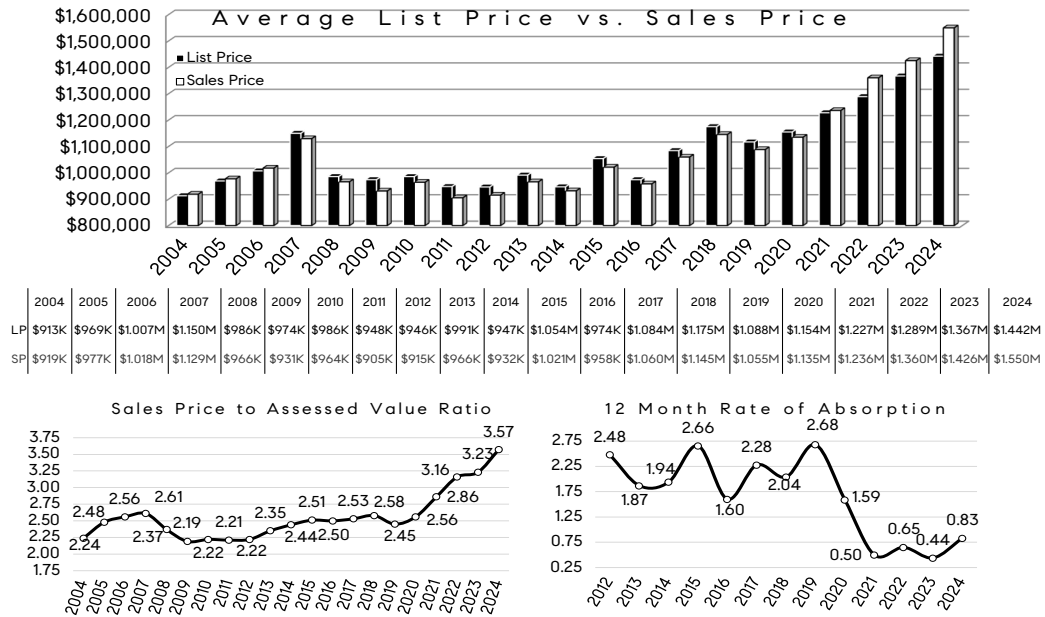
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	27	6.74%
Sales Price	\$1,076,429	\$1,828,733	69.89%
LP:SP	104.57%	110.31%	5.49%
SP:AV	3.38	3.51	3.85%



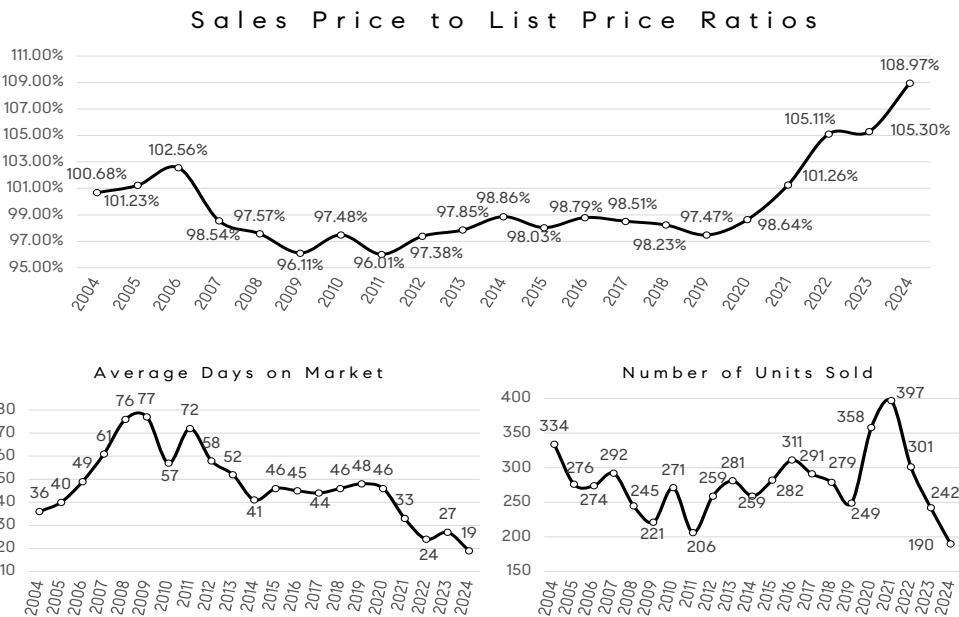
YTD	2024	2025	% Change
# Units Sold	7	15	114.29%
Rate of Ab 3 Mo	0.97	1.32	36.08%
Actives	13	17	30.77%
Under Contracts	9	15	66.67%

Summit Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.