

Summit

February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	47 Springfield Avenue	CapeCod	4	2.0	57	\$700,000	\$700,000	\$520,000	74.29%	\$130,700	3.98
2	67-75 New England Avenue 71b	TwnEndUn	3	3.0	16	\$789,000	\$789,000	\$900,000	114.07%	\$245,000	3.67
3	28 Park Avenue	Colonial	4	2.1	8	\$829,000	\$829,000	\$1,025,000	123.64%	\$226,800	4.52
4	268/270 Ashland Road	SplitLev	3	2.2	107	\$1,695,000	\$1,500,000	\$1,222,941	81.53%	\$540,400	2.26
5	24 Russell Place	Colonial	6	4.0	29	\$1,549,000	\$1,549,000	\$1,549,000	100.00%	New	
6	3 Drum Hill Drive	Colonial	5	3.1	20	\$1,450,000	\$1,450,000	\$1,600,000	110.34%	\$446,600	3.58
7	9 Dorchester Road	Colonial	5	3.2	1	\$1,850,000	\$1,850,000	\$2,000,000	108.11%	\$606,100	3.30
8	48 Division Avenue	Colonial	4	2.1	10	\$1,749,000	\$1,749,000	\$2,000,000	114.35%	\$516,000	3.88
9	5 Tulip Street	Colonial	4	4.1	1	\$2,400,000	\$2,400,000	\$2,200,000	91.67%	New	
10	72 Colt Road	Colonial	4	4.2	6	\$1,650,000	\$1,650,000	\$2,250,000	136.36%	\$821,800	2.74
AVERAGE					26	\$1,466,100	\$1,446,600	\$1,526,694	105.44%		3.49

"Active" Listings in Summit

Number of Units: 21
 Average List Price: \$1,725,571
 Average Days on Market: 68

"Under Contract" Listings in Summit

Number of Units: 17
 Average List Price: \$1,537,529
 Average Days on Market: 28

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											26
List Price	\$1,729,000	\$1,446,600											\$1,616,040
Sales Price	\$1,828,733	\$1,526,694											\$1,707,918
SP:LP%	110.31%	105.44%											108.36%
SP to AV	3.51	3.49											3.50
# Units Sold	15	10											25
3 Mo Rate of Ab	1.32	1.74											1.53
Active Listings	17	21											19
Under Contracts	15	17											16

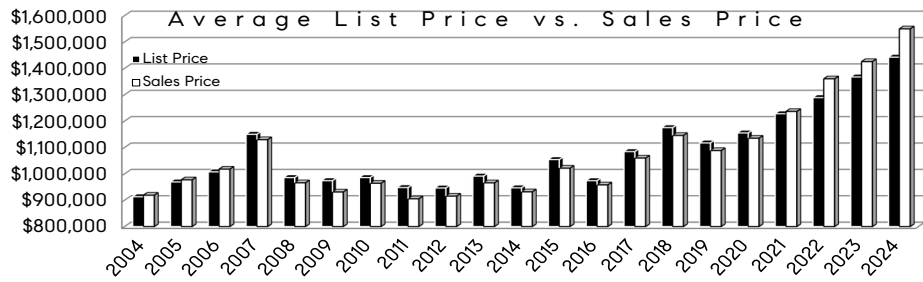
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	26	19.75%
Sales Price	\$1,186,688	\$1,707,918	43.92%
LP:SP	105.48%	108.36%	2.73%
SP:AV	3.42	3.50	2.42%

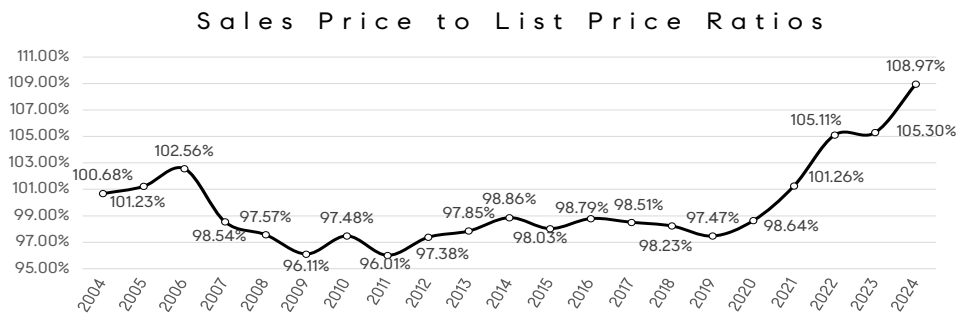


YTD	2024	2025	% Change
# Units Sold	16	25	56.25%
Rate of Ab 3 Mo	1.64	1.53	-6.42%
Actives	18	19	8.57%
Under Contracts	14	16	14.29%

Summit Yearly Market Trends

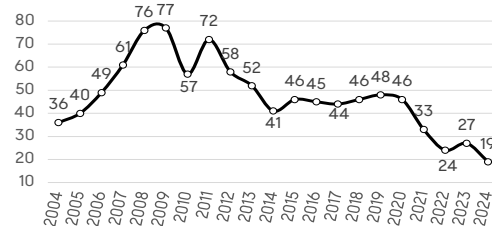


Summit Yearly Market Trends

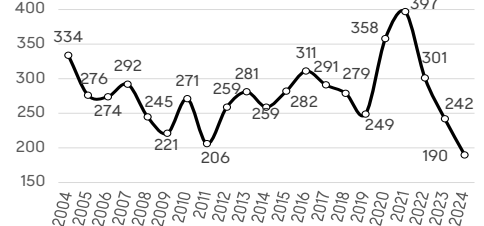


YTD	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$913K	\$969K	\$1,007M	\$1,150M	\$986K	\$974K	\$986K	\$948K	\$946K	\$991K	\$947K	\$1,054M	\$974K	\$1,084M	\$1,175M	\$1,088M	\$1,154M	\$1,227M	\$1,289M	\$1,367M	\$1,442M
SP	\$919K	\$977K	\$1,018M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

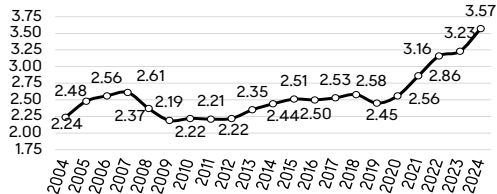
Average Days on Market



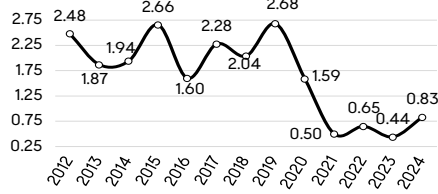
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012

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.