

Summit

April 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|-------------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 66 New England Avenue Unit 13 | TwnIntUn | 2 | 1.0 | 9 | \$529,000 | \$529,000 | \$551,000 | 104.16% | \$168,800 | 3.26 |
| 2 | 67-75 New England Avenue 75C | TwnEndUn | 2 | 2.1 | 11 | \$699,000 | \$699,000 | \$788,500 | 112.80% | \$210,300 | 3.75 |
| 3 | 28 Morris Avenue | TwnIntUn | 2 | 2.1 | 21 | \$839,000 | \$839,000 | \$840,000 | 100.12% | \$230,900 | 3.64 |
| 4 | 107 Kent Place Boulevard | SplitLev | 4 | 2.1 | 7 | \$919,000 | \$919,000 | \$915,000 | 99.56% | \$268,900 | 3.40 |
| 5 | 18 Fay Place | SplitLev | 3 | 2.0 | 1 | \$859,000 | \$859,000 | \$926,000 | 107.80% | \$211,400 | 4.38 |
| 6 | 10 Woodfern Road | SplitLev | 3 | 2.0 | 17 | \$995,000 | \$995,000 | \$990,000 | 99.50% | \$294,300 | 3.36 |
| 7 | 82 Franklin Place U9 | TwnIntUn | 2 | 2.1 | 15 | \$1,025,000 | \$1,025,000 | \$999,000 | 97.46% | \$347,400 | 2.88 |
| 8 | 47 Butler Parkway | SplitLev | 4 | 2.0 | 2 | \$1,025,000 | \$1,025,000 | \$1,200,000 | 117.07% | \$235,400 | 5.10 |
| 9 | 25 Sweetbriar Road | Colonial | 4 | 2.1 | 14 | \$1,475,000 | \$1,475,000 | \$1,600,000 | 108.47% | \$511,400 | 3.13 |
| 10 | 16 Rotary Drive | Colonial | 4 | 2.1 | 11 | \$1,735,000 | \$1,735,000 | \$2,051,000 | 118.21% | \$618,600 | 3.32 |
| 11 | 1 Lorraine Road | Colonial | 4 | 3.1 | 15 | \$1,850,000 | \$1,850,000 | \$2,175,000 | 117.57% | \$485,800 | 4.48 |
| 12 | 50 Portland Road | Colonial | 4 | 3.1 | 1 | \$1,795,000 | \$1,795,000 | \$2,175,000 | 121.17% | \$599,300 | 3.63 |
| 13 | 26 Hawthorne Place | Colonial | 5 | 4.2 | 20 | \$2,249,000 | \$2,249,000 | \$2,200,000 | 97.82% | \$650,000 | 3.38 |
| 14 | 8 Templar Way | Colonial | 4 | 4.1 | 9 | \$2,195,000 | \$2,195,000 | \$2,500,000 | 113.90% | \$749,800 | 3.33 |
| 15 | 101 Prospect Street | Colonial | 5 | 4.1 | 9 | \$2,700,000 | \$2,700,000 | \$2,835,000 | 105.00% | \$840,000 | 3.38 |
| 16 | 121 Whittredge Road | Colonial | 6 | 5.2 | 1 | \$4,400,000 | \$4,400,000 | \$4,350,000 | 98.86% | \$1,193,800 | 3.64 |
| 17 | 141 Hobart Avenue | Custom | 7 | 5.1 | 1 | \$4,950,000 | \$4,950,000 | \$4,500,000 | 90.91% | \$1,402,400 | 3.21 |
| AVERAGE | | | | | 10 | \$1,778,765 | \$1,778,765 | \$1,858,559 | 106.49% | | 3.60 |

"Active" Listings in Summit

Number of Units: 35
Average List Price: \$1,931,797
Average Days on Market: 32

"Under Contract" Listings in Summit

Number of Units: 37
Average List Price: \$1,325,184
Average Days on Market: 16



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 | | | | | | | | | 22 |
| List Price | \$1,729,000 | \$1,446,600 | \$1,510,467 | \$1,778,765 | | | | | | | | | \$1,636,789 |
| Sales Price | \$1,828,733 | \$1,526,694 | \$1,587,867 | \$1,858,559 | | | | | | | | | \$1,721,253 |
| SP:LP% | 110.31% | 105.44% | 106.28% | 106.49% | | | | | | | | | 107.26% |
| SP to AV | 3.51 | 3.49 | 4.19 | 3.60 | | | | | | | | | 3.72 |
| # Units Sold | 15 | 10 | 15 | 17 | | | | | | | | | 57 |
| 3 Mo Rate of Ab | 1.32 | 1.74 | 1.93 | 2.56 | | | | | | | | | 1.89 |
| Active Listings | 17 | 21 | 31 | 35 | | | | | | | | | 26 |
| Under Contracts | 15 | 17 | 24 | 37 | | | | | | | | | 23 |

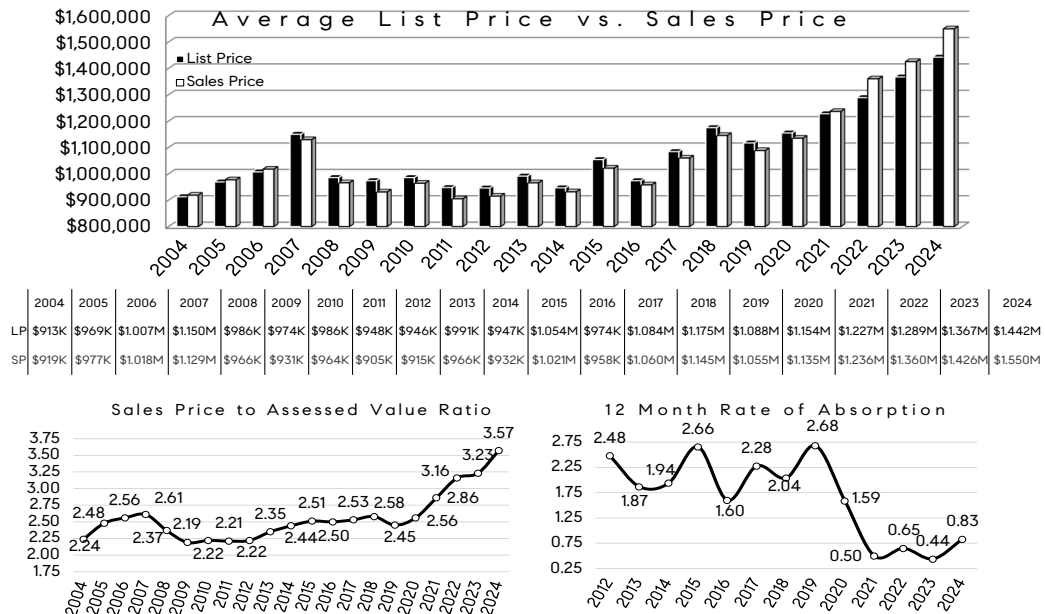
Flashback! YTD 2024 vs YTD 2025

| YTD | 2024 | 2025 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 16 | 22 | 33.86% |
| Sales Price | \$1,372,610 | \$1,721,253 | 25.40% |
| LP:SP | 108.48% | 107.26% | -1.13% |
| SP:AV | 3.49 | 3.72 | 6.38% |



| YTD | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 42 | 57 | 35.71% |
| Rate of Ab 3 Mo | 1.75 | 1.89 | 7.70% |
| Actives | 20 | 26 | 30.00% |
| Under Contracts | 24 | 23 | -2.11% |

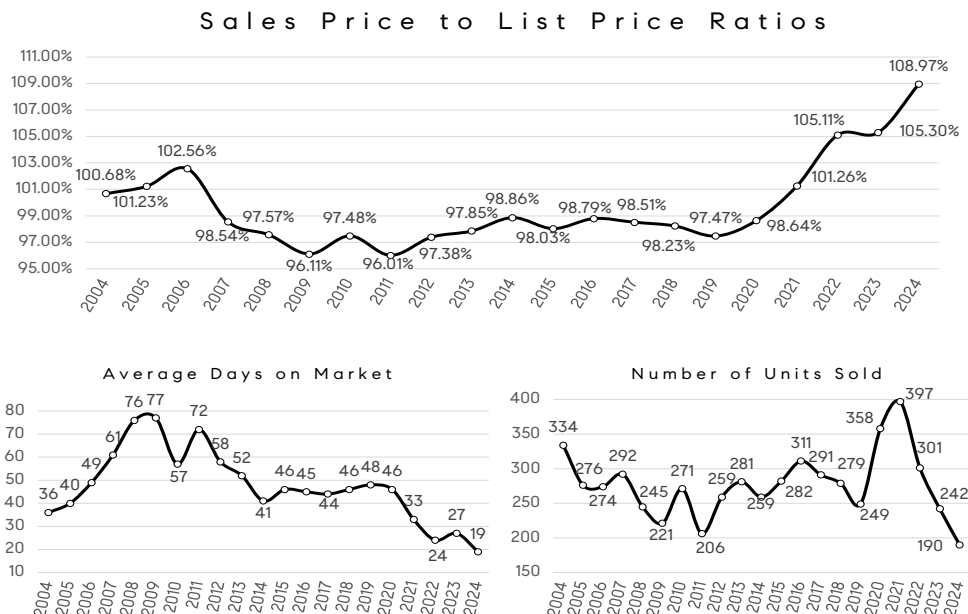
Summit Yearly Market Trends



Data only available until 2012

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

Summit Yearly Market Trends



Not intended to solicit a property already listed.

© 2004-2025 Copyright Protected. All Rights Reserved