

Summit

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42 Elm Street U38B	OneFloor	1	1.0	12	\$529,000	\$529,000	\$535,000	101.13%	\$142,400	3.76
2	23 Orchard Street	Colonial	4	1.1	119	\$670,000	\$625,000	\$630,000	100.80%	\$155,200	4.06
3	6 Huntley Road	Ranch	3	2.0	48	\$695,000	\$695,000	\$685,000	98.56%	\$160,300	4.27
4	35 Ridgedale Avenue	Ranch	3	1.1	8	\$599,000	\$599,000	\$710,000	118.53%	\$176,400	4.02
5	28 Morris Avenue UE	TwnIntUn	2	2.1	4	\$795,000	\$795,000	\$800,000	100.63%	\$183,800	4.35
6	14 Harvard Street	Ranch	3	2.0	10	\$895,000	\$895,000	\$979,000	109.39%	\$278,900	3.51
7	25 Miele Place	CapeCod	4	2.0	14	\$859,000	\$859,000	\$1,115,000	129.80%	Renovated	
8	41 Ashland Road	Colonial	3	2.1	9	\$1,095,000	\$1,095,000	\$1,250,000	114.16%	Renovated	
9	47 Mountain Avenue	Victrian	4	2.1	15	\$1,299,900	\$1,299,900	\$1,299,900	100.00%	\$324,800	4.00
10	50 W End Avenue	SplitLev	4	2.0	17	\$998,000	\$998,000	\$1,325,000	132.77%	Renovated	
11	50 Linden Place	CapeCod	4	3.0	13	\$1,150,000	\$1,150,000	\$1,375,000	119.57%	\$350,400	3.92
12	200 Woodland Avenue	Custom	4	3.0	9	\$1,250,000	\$1,250,000	\$1,376,500	110.12%	\$332,300	4.14
13	104 Druid Hill Road	CapeCod	4	3.1	21	\$1,450,000	\$1,450,000	\$1,550,000	106.90%	\$496,200	3.12
14	42 Parkview Terrace	Colonial	4	2.1	11	\$1,275,000	\$1,275,000	\$1,650,000	129.41%	\$403,500	4.09
15	206 Blackburn Road	RanchExp	4	3.1	10	\$1,375,000	\$1,375,000	\$1,705,000	124.00%	\$400,600	4.26
16	35 Blackburn Place	Ranch	4	3.1	9	\$1,695,000	\$1,695,000	\$2,000,000	117.99%	Renovated	
17	242 Kent Place Boulevard	Colonial	4	2.1	13	\$1,695,000	\$1,695,000	\$2,055,000	121.24%	\$501,600	4.10
18	59 New England Avenue U8	TwnEndUn	3	4.1	1	\$2,185,000	\$2,185,000	\$2,195,000	100.46%	\$665,000	3.30
19	138 Mountain Avenue	Colonial	6	5.1	10	\$1,950,000	\$1,950,000	\$2,300,000	117.95%	\$630,200	3.65
20	10 Little Wolf Road	Colonial	6	5.1	11	\$2,250,000	\$2,250,000	\$3,055,000	135.78%	\$726,700	4.20
AVERAGE					18	\$1,235,495	\$1,233,245	\$1,429,520	114.46%		3.92

"Active" Listings in Summit

Number of Units: 35
Average List Price: \$1,959,629
Average Days on Market: 39

"Under Contract" Listings in Summit

Number of Units: 45
Average List Price: \$1,545,929
Average Days on Market: 17



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								21
List Price	\$1,729,000	\$1,446,600	\$1,510,467	\$1,778,765	\$1,233,245								\$1,531,973
Sales Price	\$1,828,733	\$1,526,694	\$1,587,867	\$1,858,559	\$1,429,520								\$1,645,478
SP:LP%	110.31%	105.44%	106.28%	106.49%	114.46%								109.13%
SP to AV	3.51	3.49	4.19	3.60	3.92								3.77
# Units Sold	15	10	15	17	20								77
3 Mo Rate of Ab	1.32	1.74	1.93	2.56	2.14								1.94
Active Listings	17	21	31	35	35								28
Under Contracts	15	17	24	37	45								28

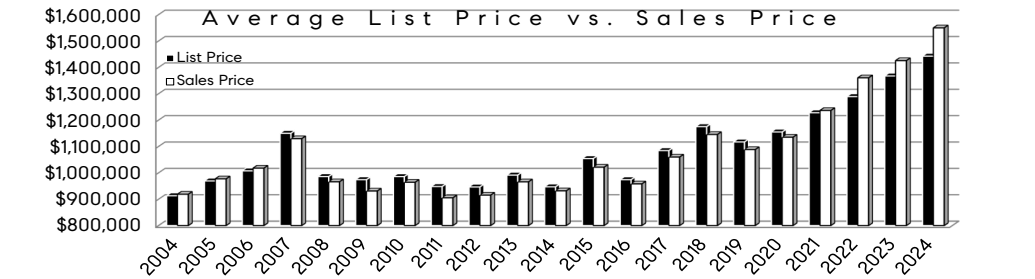
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	17	21	26.17%
Sales Price	\$1,440,646	\$1,645,478	14.22%
LP:SP	108.87%	109.13%	0.24%
SP:AV	3.49	3.77	7.96%

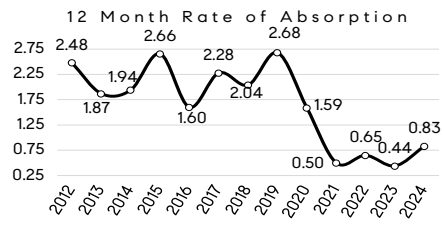
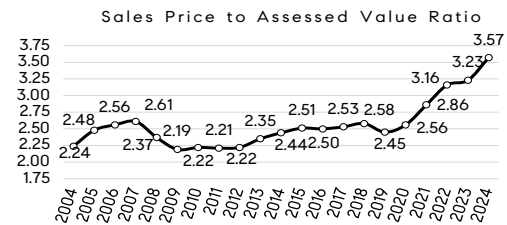


YTD	2024	2025	% Change
# Units Sold	60	77	28.33%
Rate of Ab 3 Mo	1.66	1.94	16.75%
Actives	19	28	46.32%
Under Contracts	28	28	0.00%

Summit Yearly Market Trends



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



Data only available until 2012

Summit Yearly Market Trends

