

# Summit

## November 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 Unit 40	OneFloor	1	1.0	16	\$399,000	\$399,000	\$399,000	100.00%	Condo	
2	133 Summit Avenue Unit 10	OneFloor	2	1.0	72	\$510,000	\$510,000	\$490,000	96.08%	Condo	
3	103 Park Avenue	TwEndUn	3	2.1	7	\$600,000	\$600,000	\$600,000	100.00%	\$140,400	4.27
4	18 Ashwood Avenue	SplitLev	3	2.0	22	\$825,000	\$825,000	\$847,000	102.67%	\$199,700	4.24
5	24 Greenfield Avenue	CapeCod	4	1.1	36	\$899,000	\$869,000	\$869,000	100.00%	\$243,700	3.57
6	172 Colonial Road	Colonial	3	1.1	67	\$989,500	\$989,500	\$1,100,000	111.17%	\$248,200	4.43
7	16 Edison Drive	Colonial	4	4.0	10	\$1,388,000	\$1,388,000	\$1,368,000	98.56%	\$418,000	3.27
8	4 Midland Terrace	Tudor	3	2.1	11	\$1,295,000	\$1,295,000	\$1,485,000	114.67%	\$331,300	4.48
9	180 Canoe Brook Parkway	Colonial	3	2.1	9	\$1,275,000	\$1,275,000	\$1,503,000	117.88%	\$364,700	4.12
10	50 Parmley Place	OneFloor	2	2.1	35	\$1,550,000	\$1,550,000	\$1,600,000	103.23%	\$446,600	3.58
11	147 Canoe Brook Parkway	Colonial	3	2.1	22	\$1,495,000	\$1,495,000	\$1,700,000	113.71%	\$365,600	4.65
12	62 Beekman Road	Colonial	4	3.2	12	\$1,425,000	\$1,425,000	\$1,850,000	129.82%	\$490,400	3.77
13	10 Waldron Avenue	Colonial	4	2.2	13	\$1,695,000	\$1,695,000	\$1,926,000	113.63%	\$349,300	5.51
14	27 Beekman Road	Colonial	5	3.1	22	\$2,295,000	\$2,295,000	\$2,295,000	100.00%	\$607,400	3.78
15	8 Templar Way	Colonial	4	4.1	20	\$2,500,000	\$2,500,000	\$2,600,000	104.00%	\$749,800	3.47
16	26 Ridge Road	Meditter	9	6.1	64	\$3,100,000	\$3,100,000	\$2,700,000	87.10%	\$1,200,000	2.25
17	100 Larned Road	Colonial	4	3.3	6	\$2,550,000	\$2,550,000	\$3,200,000	125.49%	\$688,000	4.65
18	58 Prospect Hill Avenue	Tudor	5	5.1	23	\$3,875,000	\$3,875,000	\$3,780,000	97.55%	\$1,072,500	3.52
AVERAGE					26	\$1,592,528	\$1,590,861	\$1,684,000	106.42%		3.97

### "Active" Listings in Summit

Number of Units: 14  
Average List Price: \$2,397,786  
Average Days on Market: 62

### "Under Contract" Listings in Summit

Number of Units: 24  
Average List Price: \$1,492,708  
Average Days on Market: 22

# 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	26		19
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	\$1,590,861		\$1,592,328
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	\$1,684,000		\$1,715,580
SP:LP%	110.31%	105.44%	106.28%	106.49%	114.46%	113.48%	112.14%	107.20%	106.68%	108.62%	106.42%		109.30%
SP to AV	3.51	3.49	4.19	3.60	3.92	3.83	3.96	3.98	4.00	3.92	3.97		3.88
# Units Sold	15	10	15	17	20	27	29	29	22	16	18		218
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	0.83		1.45
Active Listings	17	21	31	35	35	34	26	19	17	20	14		24
Under Contracts	15	17	24	37	45	40	41	25	36	31	24		30

## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	19	19	0.00%
Sales Price	\$1,553,448	\$1,715,580	10.44%
LP:SP	109.38%	109.30%	-0.07%
SP:AV	3.57	3.88	8.64%

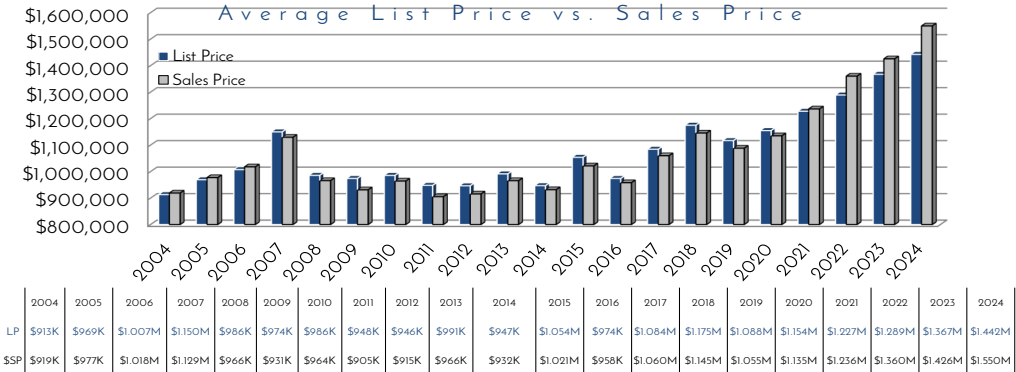
Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

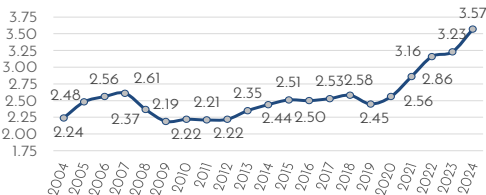
YTD	2024	2025	% Change
# Units Sold	171	218	27.49%
Rate of Ab 3 Mo	1.30	1.45	11.11%
Actives	17	24	42.33%
Under Contracts	26	30	16.32%

## Summit Yearly Market Trends

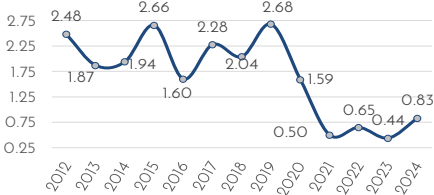
Average List Price vs. Sales Price



Sales Price to Assessed Value Ratio



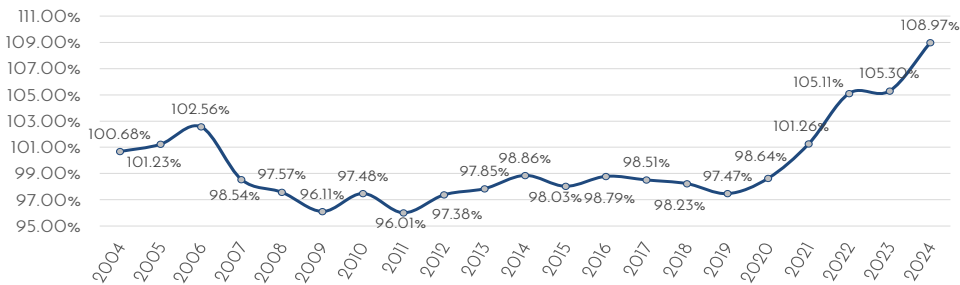
12 Month Rate of Absorption



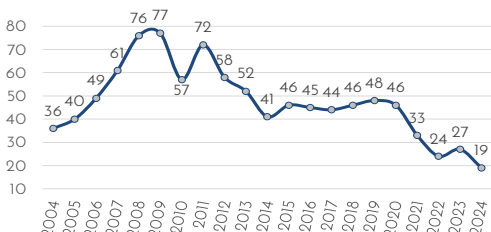
Data only available until 2012

## Summit Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

