

# Summit

## December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	103 Park Avenue UE206	MultiFlr	2	2.0	50	\$430,000	\$399,999	\$389,000	97.25%	\$129,700	3.00
2	103 Park Avenue UE201	OneFloor	2	2.0	25	\$379,000	\$379,000	\$399,000	105.28%	\$133,300	2.99
3	41A Middle Avenue	HalfDupl	3	1.1	9	\$550,000	\$550,000	\$600,000	109.09%	\$128,800	4.66
4	31 Butler Parkway	SplitLev	3	2.0	1	\$879,000	\$879,000	\$890,599	101.32%	\$218,800	4.07
5	2 Glen Avenue	SplitLev	5	2.1	20	\$990,000	\$990,000	\$940,000	94.95%	\$266,900	3.52
6	7 Valemont Way	Colonial	4	1.1	18	\$979,000	\$979,000	\$979,000	100.00%	\$237,700	4.12
7	149 Ashland Road	Colonial	4	1.2	14	\$1,000,000	\$1,000,000	\$999,999	100.00%	\$352,600	2.84
8	16 Lowell Avenue	Colonial	3	2.0	10	\$950,000	\$950,000	\$1,130,000	118.95%	\$243,400	4.64
9	28 Londonderry Way	Ranch	3	2.1	1	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$329,700	3.79
10	32 Locust Drive	CapeCod	4	3.0	11	\$1,125,000	\$1,125,000	\$1,350,000	120.00%	\$290,700	4.64
11	7 Carleen Court	Custom	4	2.1	15	\$1,295,000	\$1,295,000	\$1,447,000	111.74%	\$358,800	4.03
12	34 Ashland Road	Colonial	4	3.1	8	\$1,495,000	\$1,495,000	\$1,750,000	117.06%	\$372,000	4.70
13	22 Bedford Road	Colonial	4	2.1	24	\$1,675,000	\$1,675,000	\$1,750,000	104.48%	\$388,700	4.50
14	6 Joanna Way	SplitLev	4	3.1	11	\$1,749,999	\$1,439,999	\$1,800,000	125.00%	\$514,800	3.50
15	109 Mountain Avenue	Colonial	4	4.1	9	\$1,650,000	\$1,650,000	\$1,825,000	110.61%	\$370,500	4.93

# Summit

## December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
16	49 Oakland Place	Colonial	4	2.2	14	\$1,695,000	\$1,695,000	\$1,852,000	109.26%	\$556,900	3.33
17	34 Sweetbriar Road	RanchExp	5	3.1	8	\$1,875,000	\$1,875,000	\$1,999,999	106.67%	\$475,600	4.21
18	50 Bellevue Avenue	Colonial	4	2.1	9	\$1,749,000	\$1,749,000	\$2,000,000	114.35%	\$486,500	4.11
19	17 Valley View Avenue	Ranch	5	3.1	9	\$1,995,000	\$1,995,000	\$2,100,000	105.26%	\$483,800	4.34
20	37 Wade Drive	Colonial	4	3.1	35	\$2,295,000	\$2,295,000	\$2,151,000	93.73%	\$604,900	3.56
21	166 Colonial Road	Colonial	5	4.0	9	\$2,195,000	\$2,195,000	\$2,470,000	112.53%	\$550,000	4.49
22	33 Cromwell Parkway	Colonial	5	3.0	13	\$2,345,000	\$2,345,000	\$2,489,000	106.14%	\$602,800	4.13
23	181 Summit Avenue	Victorian	6	4.2	22	\$2,995,000	\$2,995,000	\$2,975,000	99.33%	\$1,048,000	2.84
24	115 Beechwood Road	Colonial	6	3.2	12	\$3,295,000	\$3,295,000	\$3,175,000	96.36%	\$832,000	3.82
AVERAGE						15	\$1,534,833	\$1,520,667	\$1,612,983	106.64%	3.95

### "Active" Listings in Summit

**Number of Units:** 9  
**Average List Price:** \$2,198,889  
**Average Days on Market:** 100

### "Under Contract" Listings in Summit

**Number of Units:** 10  
**Average List Price:** \$1,665,100  
**Average Days on Market:** 29

# 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	15	18
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	\$1,520,667	\$1,585,221
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	\$1,612,983	\$1,705,405
SP:LP%	110.31%	105.44%	106.28%	106.49%	114.46%	113.48%	112.14%	107.20%	106.68%	108.62%	106.42%	106.64%	109.04%
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	3.95	3.89
# Units Sold	15	10	15	17	20	27	29	29	22	16	18	24	242
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	0.41	1.36
Active Listings	17	21	31	35	35	34	26	19	17	20	14	9	23
Under Contracts	15	17	24	37	45	40	41	25	36	31	24	10	29

## Flashback! YTD 2024 vs YTD 2025

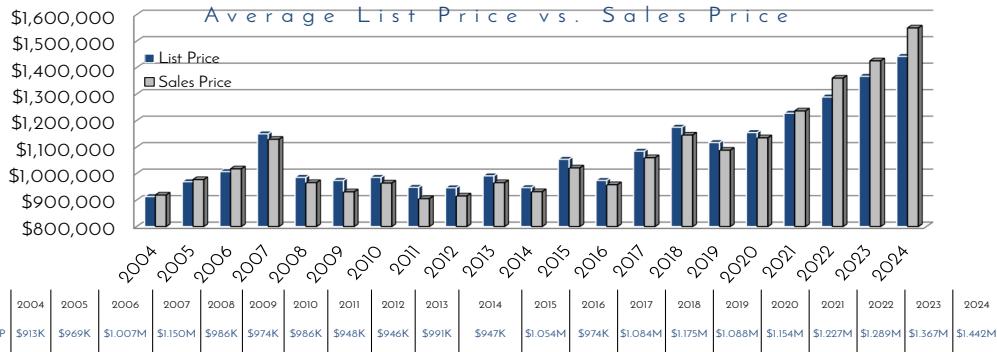
YTD	2024	2025	% Change
DOM	19	18	-2.53%
Sales Price	\$1,549,593	\$1,705,405	10.06%
LP:SP	108.97%	109.04%	0.06%
SP:AV	3.57	3.89	8.94%

## Prominent Properties

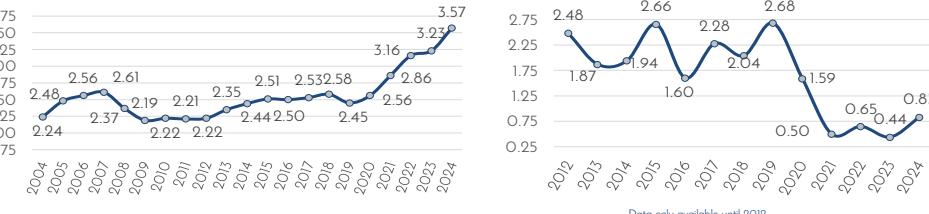
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	190	242	27.37%
Rate of Ab 3 Mo	1.28	1.36	6.32%
Actives	17	23	36.27%
Under Contracts	25	29	13.49%

## Summit Yearly Market Trends

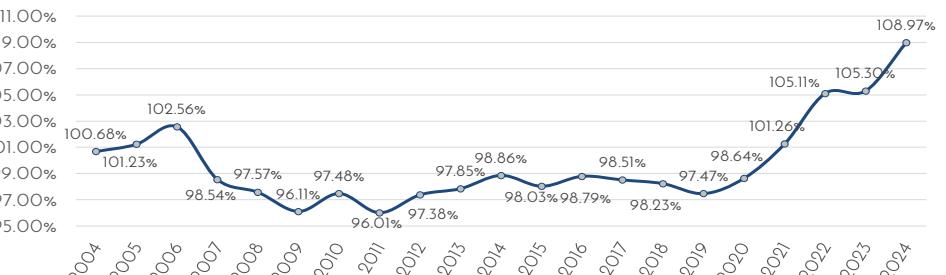


### Sales Price to Assessed Value Ratio

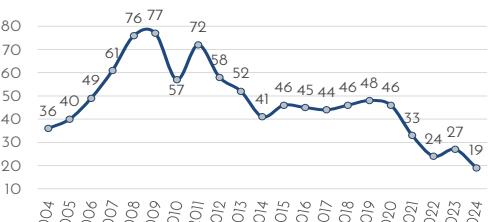


## Summit Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

