

Summit

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	390 Morris Avenue	MultiFlr	2	1.0	8	\$400,000	\$400,000	\$450,000	112.50%	\$106,500	4.23
2	417 Morris Avenue	TwnIntUn	2	1.0	12	\$539,000	\$539,000	\$509,000	94.43%	\$118,100	4.31
3	36 Glenside Avenue	Colonial	5	3.0	36	\$689,000	\$689,000	\$722,000	104.79%	Renovated	
4	69 Michigan Avenue	Ranch	3	2.0	112	\$939,000	\$879,000	\$820,000	93.29%	\$179,200	4.58
5	61 Baltusrol Road	CapeCod	2	2.0	15	\$699,000	\$699,000	\$850,000	121.60%	\$162,000	5.25
6	5 Doremus Street	Colonial	4	2.1	1	\$799,000	\$799,000	\$865,000	108.26%	\$239,200	3.62
7	17 Eggers Court	TwnIntUn	3	3.1	16	\$1,050,000	\$1,050,000	\$1,039,000	98.95%	\$281,700	3.69
8	13 Huntley Road	Custom	4	5.0	28	\$1,488,000	\$1,388,000	\$1,390,000	100.14%	\$379,300	3.66
9	36 Kent Place Boulevard	Custom	6	3.0	10	\$1,389,000	\$1,389,000	\$1,400,000	100.79%	Renovated	
10	148 Division Avenue	SplitLev	4	2.0	13	\$1,250,000	\$1,250,000	\$1,412,000	112.96%	\$380,200	3.71
11	10 Garden Road	SplitLev	3	2.0	15	\$1,375,000	\$1,375,000	\$1,561,000	113.53%	\$352,600	4.43
12	1 Sweetbriar Road	Colonial	4	3.2	1	\$2,500,000	\$2,500,000	\$2,500,000	100.00%	\$594,400	4.21
13	45 Valley View Avenue	Colonial	5	4.2	9	\$2,150,000	\$2,150,000	\$3,000,000	139.53%	\$671,800	4.47
14	45 Woodmere Drive	Colonial	5	6.3	133	\$3,995,000	\$3,700,000	\$3,550,000	95.95%	\$800,000	4.44
15	18 Dorchester Road	Colonial	5	6.1	15	\$3,850,000	\$3,850,000	\$3,750,000	97.40%	\$954,400	3.93
AVERAGE					28	\$1,540,800	\$1,510,467	\$1,587,867	106.28%		4.19

"Active" Listings in Summit

Number of Units: 31
Average List Price: \$1,673,997
Average Days on Market: 43

"Under Contract" Listings in Summit

Number of Units: 24
Average List Price: \$1,258,583
Average Days on Market: 14

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										27
List Price	\$1,729,000	\$1,446,600	\$1,510,467										\$1,576,450
Sales Price	\$1,828,733	\$1,526,694	\$1,587,867										\$1,662,899
SP:LP%	110.31%	105.44%	106.28%										107.58%
SP to AV	3.51	3.49	4.19										3.77
# Units Sold	15	10	15										40
3 Mo Rate of Ab	1.32	1.74	1.93										1.66
Active Listings	17	21	31										23
Under Contracts	15	17	24										19

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	18	27	50.92%
Sales Price	\$1,301,942	\$1,662,899	27.72%
LP:SP	108.36%	107.58%	-0.72%
SP:AV	3.53	3.77	6.81%

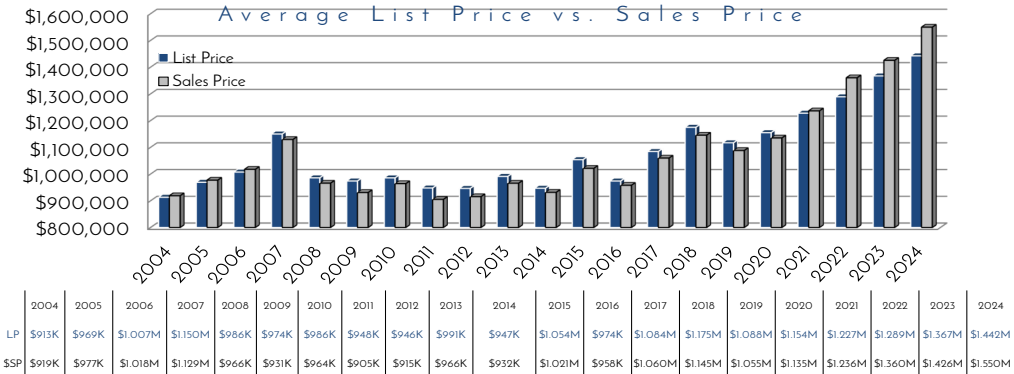
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	26	40	53.85%
Rate of Ab 3 Mo	1.82	1.66	-8.61%
Actives	21	23	11.29%
Under Contracts	17	19	7.69%

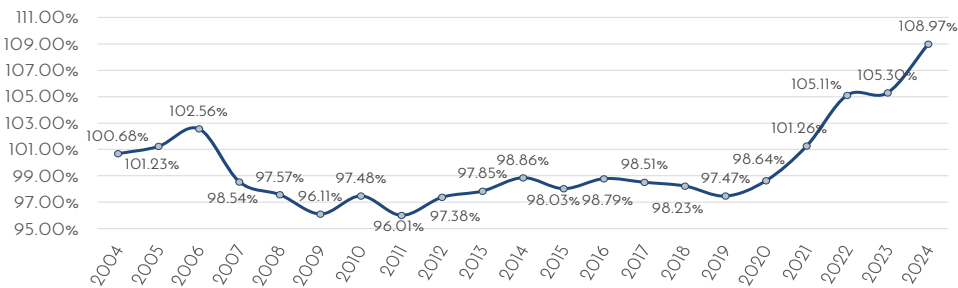
Summit Yearly Market Trends

Average List Price vs. Sales Price

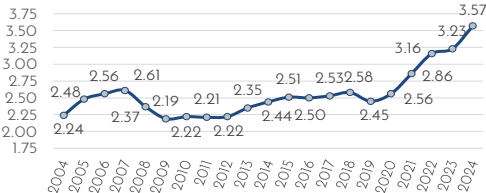


Summit Yearly Market Trends

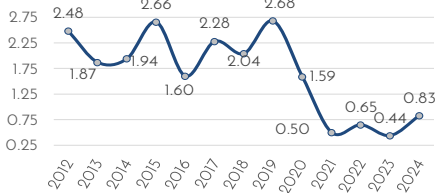
Sales Price to List Price Ratios



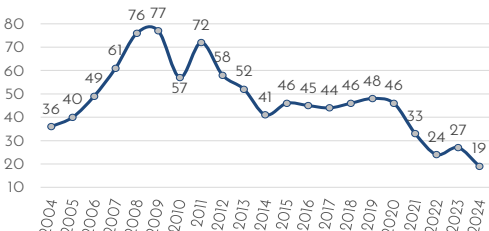
Sales Price to Assessed Value Ratio



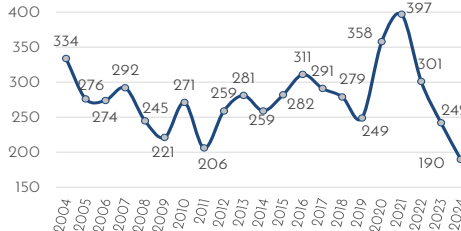
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



Data only available until 2012