

SUMMIT 2024 SALES

Sales Comparison – Summit

	<u>2023</u>	<u>2024</u>	<u>Change</u>
New Listings	277	239	-13.72%
Sold Listings	248	192	-22.58%
Average Sale Price	\$1,477,160	\$1,542,297	6.57%
Average Days on Market	27	18	33.33%
List Price / Sale Price	105.2%	108.9%	3.59%

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>BED</u>	<u>BATH</u>	<u>SALE PRICE</u>	<u>DOM</u>
133 Summit Ave, Unit 16	\$ 170,000	1	1.0	\$ 276,000	7
133 Summit Ave*	\$ 300,000	1	1.0	\$ 294,000	25
417 Morris Ave*	\$ 400,000	2	1.0	\$ 405,100	29
161 Broad St*	\$ 414,900	3	1.0	\$ 380,000	38
768 Springfield Ave*	\$ 420,000	2	2.1	\$ 476,000	16
417 Morris Ave*	\$ 425,000	2	2.0	\$ 457,000	20
417 Morris Ave*	\$ 430,000	2	2.0	\$ 500,000	12
768 Springfield Ave	\$ 439,000	2	2.1	\$ 501,000	10
42 Elm St*	\$ 450,000	1	1.0	\$ 475,000	8
777 Springfield Ave*	\$ 475,000	2	2.1	\$ 491,000	7
777 Springfield Ave*	\$ 489,000	2	2.1	\$ 594,700	13
66 New England Ave	\$ 524,000	2	2.0	\$ 590,000	16



Debbie Woerner

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REAL ESTATE TEAM
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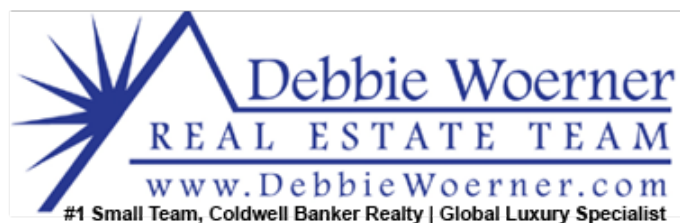
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62	Broad St*	\$	525,000	3	2.0	\$	555,000	14
165	Passaic Ave*	\$	549,000	3	1.1	\$	555,000	19
22	Edison Dr*	\$	565,000	3	1.0	\$	619,000	8
76	New England Ave	\$	577,000	2	1.1	\$	660,000	8
103	Park Ave*	\$	595,000	3	2.1	\$	651,000	15
21	Iris Rd*	\$	599,000	3	1.0	\$	585,000	58
50	Huntley Rd*	\$	599,000	3	2.0	\$	650,000	28
42	Elm St	\$	599,900	2	2.2	\$	675,000	64
15	Middle Ave*	\$	599,900	4	1.0	\$	630,000	15
29	Lewis Ave*	\$	625,000	3	1.0	\$	730,000	7
20	Edgar St*	\$	625,000	3	1.2	\$	700,000	15
19	Baltusrol Rd*	\$	625,000	3	2.1	\$	685,000	15
35	Ashwood Ave*	\$	625,000	4	1.0	\$	630,000	12
7	Van Dyke Pl*	\$	635,000	3	1.1	\$	742,500	10
41	Lewis Ave*	\$	649,000	3	1.1	\$	751,000	8
48	Glenside Ave*	\$	649,000	4	2.0	\$	680,000	4
10	Henry St*	\$	649,000	2	2.0	\$	675,000	20
2	Rose Ln*	\$	650,000	3	2.0	\$	650,000	16
12	Clark St*	\$	672,000	4	2.0	\$	725,000	10
38	Miele Pl*	\$	679,000	4	2.0	\$	761,000	16
11	Euclid Ave*	\$	685,000	2	2.0	\$	665,000	45
28	Morris Ave*	\$	699,000	2	2.1	\$	730,000	8
141	Broad St*	\$	699,900	2	1.1	\$	690,000	16



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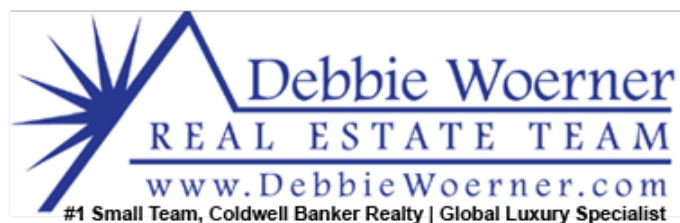
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65	Baltusrol Rd*	\$	719,000	3	2.1	\$	833,000	11
67-75	New England Ave	\$	725,000	2	2.1	\$	715,000	29
19	Middle Ave*	\$	729,000	5	2.1	\$	750,000	43
30	Elm St*	\$	739,000	2	2.2	\$	800,000	15
28	Morris Ave*	\$	739,000	2	2.1	\$	770,000	9
21	Morris Ave*	\$	749,900	4	2.1	\$	800,000	12
30	Ridgedale Ave*	\$	765,000	3	2.1	\$	835,000	12
31	Ridgedale Ave*	\$	769,000	3	2.0	\$	900,000	13
21	Webster Ave*	\$	775,000	3	1.1	\$	975,000	6
67-75	New England Ave 71A	\$	799,000	4	3.0	\$	770,000	77
19	Pearl St*	\$	799,000	4	1.1	\$	950,000	7
11	Euclid Avenue, 3D	\$	799,000	2	2.0	\$	799,000	57
149	Passaic Ave*	\$	799,000	3	2.1	\$	907,000	11
26	Miele Pl*	\$	799,000	4	2.1	\$	740,000	43
2	Ridgedale Ave*	\$	815,000	3	2.0	\$	975,000	9
14	Henry St.	\$	825,000	3	2.1	\$	875,000	10
7	Plain St*	\$	849,000	4	2.0	\$	860,000	78
44	Stockton Rd*	\$	849,000	3	1.1	\$	960,000	9
19	Eggers Ct*	\$	849,000	4	3.1	\$	995,000	0
24	South St*	\$	849,900	3	2.1	\$	851,000	22
9	Princeton St*	\$	850,000	5	2.0	\$	850,000	0
139	Beekman Rd*	\$	875,000	3	1.1	\$	950,000	30
54	Kent Place Blvd*	\$	875,000	4	2.1	\$	999,999	8



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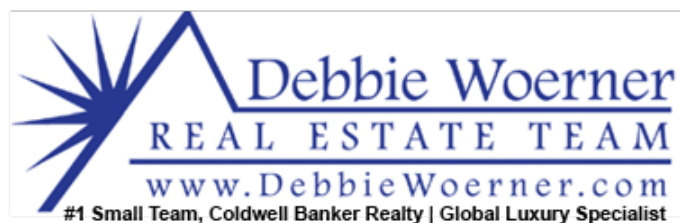
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37	Greenfield Ave*	\$	899,000	4	3.0	\$	985,000	15
256	Ashland Rd*	\$	899,000	4	2.1	\$	1,050,000	7
42	Lowell Ave*	\$	899,000	3	1.1	\$	1,071,000	10
45	Montrose Ave*	\$	925,000	3	1.1	\$	910,000	7
1	Webster Ave*	\$	929,000	4	2.1	\$	999,999	14
209	Kent Place Blvd*	\$	939,000	3	2.1	\$	975,000	17
111	W End Ave*	\$	949,000	3	3.0	\$	1,065,000	19
5	Harvey Ct*	\$	950,000	2	3.0	\$	950,000	14
42	Stockton Rd*	\$	974,900	4	2.0	\$	900,000	22
265	Woodland Ave*	\$	975,000	4	2.1	\$	1,026,000	15
31	Dayton Rd*	\$	975,000	3	3.0	\$	980,000	11
34	Sheffield Rd*	\$	980,000	5	3.0	\$	1,100,000	10
20	FAIRVIEW AVE	\$	985,000	3	2.0	\$	999,000	14
615	Springfield Ave*	\$	989,000	5	2.2	\$	999,999	16
17	Londonderry Way*	\$	990,000	3	2.0	\$	990,000	6
59	Eggers Ct*	\$	995,000	3	3.1	\$	1,250,000	13
74	Ashwood Ave*	\$	995,000	5	2.1	\$	999,999	19
7	Cromwell Pkwy*	\$	999,000	3	3.0	\$	1,207,000	8
23	Argyle Ct*	\$	999,000	4	2.1	\$	1,179,000	13
20	Eggers Ct*	\$	999,000	3	3.1	\$	1,288,000	13
22	Argyle Ct*	\$	999,000	3	3.0	\$	1,400,000	8
78	Eggers Ct*	\$	999,000	3	3.1	\$	999,999	27
10	Stockton Rd*	\$	999,000	3	1.1	\$	925,000	37



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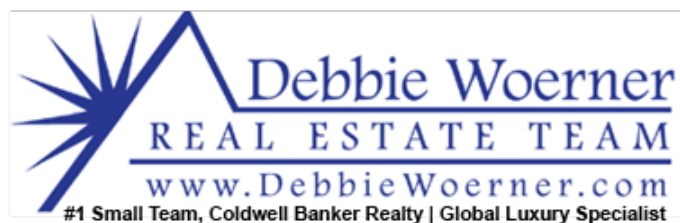
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59	W End Ave*	\$	999,900	3	2.0	\$	937,500	77
42	Hartley Rd*	\$	1,025,000	4	2.0	\$	1,200,000	16
30	Fairview Ave*	\$	1,025,000	3	2.2	\$	1,125,000	12
13	Greenfield Ave*	\$	1,035,000	4	2.2	\$	1,300,000	8
63	Tulip St*	\$	1,045,000	4	1.1	\$	1,310,000	10
16	Glenside Ave*	\$	1,075,000	5	4.0	\$	1,090,000	102
146	Maple St*	\$	1,100,000	4	2.0	\$	1,225,000	14
172	Woodland Ave*	\$	1,100,000	4	2.0	\$	1,650,000	5
61	Blackburn Rd*	\$	1,125,000	3	2.0	\$	1,293,750	13
14	Oak Knoll Rd*	\$	1,125,000	3	2.1	\$	1,350,000	8
193	Mountain Ave*	\$	1,125,000	4	2.1	\$	1,225,000	13
81	Mountain Ave*	\$	1,150,000	4	2.2	\$	1,175,750	15
9	Midland Terrace	\$	1,175,000	3	2.1	\$	1,400,000	9
9	Beekman Ter*	\$	1,195,000	4	2.1	\$	1,125,000	15
108	Ashland Rd*	\$	1,199,000	4	2.1	\$	1,520,108	9
48	Knob Hill Dr*	\$	1,200,000	4	3.1	\$	1,200,000	0
31	Hobart Ave*	\$	1,225,000	4	2.1	\$	1,755,000	7
21	Little Wolf Rd*	\$	1,249,000	5	2.1	\$	1,450,000	9
1	Waldron Ave*	\$	1,250,000	4	2.1	\$	1,515,000	1
23	Mount Vernon Ave*	\$	1,250,000	5	3.0	\$	1,400,000	9
59	Woodland Ave*	\$	1,250,000	5	2.1	\$	1,503,000	10
220	Woodland Ave*	\$	1,259,000	4	3.0	\$	1,520,000	9
161	Woodland Ave*	\$	1,274,999	5	2.1	\$	1,275,000	50



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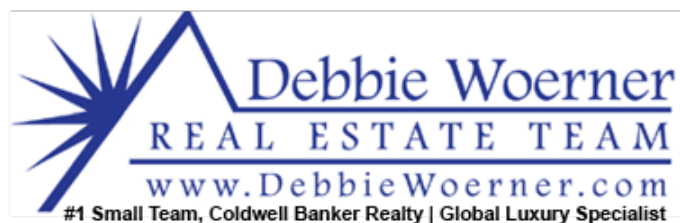
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15	Russell Pl*	\$	1,275,000	4	2.1	\$	1,303,000	6
225	Kent Place Blvd*	\$	1,279,000	5	3.1	\$	1,510,000	11
253	Kent Place Blvd*	\$	1,295,000	5	3.1	\$	1,375,000	13
6	Ridgedale Ave*	\$	1,299,000	5	4.0	\$	1,450,000	22
12	South St*	\$	1,299,000	3	2.1	\$	1,160,000	36
82	Glenside Ave*	\$	1,299,000	5	4.1	\$	1,495,000	9
26	Rotary Dr*	\$	1,325,000	4	2.1	\$	1,625,000	7
17	Midland Ter*	\$	1,375,000	4	2.1	\$	1,610,000	9
10	Linda Lane	\$	1,395,000	4	3.0	\$	1,600,000	10
90	Mountain Ave*	\$	1,398,000	5	2.2	\$	1,752,500	9
85	Rotary Dr*	\$	1,399,000	4	3.1	\$	1,719,111	9
140	Maple St*	\$	1,475,000	4	2.1	\$	1,725,000	9
52	Karen Way*	\$	1,479,000	4	3.0	\$	1,425,000	28
7	De Bary Pl*	\$	1,495,000	5	3.1	\$	1,600,000	11
40	Twombly Dr*	\$	1,575,000	4	4.1	\$	1,735,000	10
50	Oakland Pl*	\$	1,595,000	5	2.1	\$	1,754,500	16
18	Laurel Ave*	\$	1,595,000	4	2.1	\$	1,595,000	58
125	Blackburn Rd*	\$	1,595,000	4	2.1	\$	1,751,000	0
37	TWOMBLY DR	\$	1,599,000	4	4.0	\$	1,770,000	9
192	Woodland Ave*	\$	1,599,000	4	3.1	\$	1,500,000	26
32	Plymouth Rd*	\$	1,599,000	3	2.1	\$	1,818,000	9
25	Pine Ridge Dr*	\$	1,625,000	4	4.0	\$	1,800,000	9
24	SILVER LAKE DR	\$	1,650,000	4	3.2	\$	1,920,000	10
1	Colt Rd*	\$	1,695,000	4	2.1	\$	1,870,000	5
109	Oak Ridge Ave*	\$	1,695,000	5	4.2	\$	1,700,000	14



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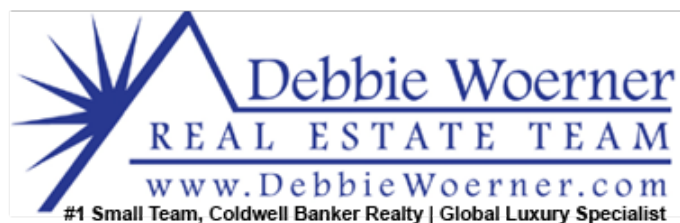
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75	Tanglewood Dr*	\$	1,695,000	4	3.1	\$	1,950,000	9
7	Harvey Dr*	\$	1,699,000	5	4.1	\$	1,720,000	37
16	Oak Ridge Ave*	\$	1,699,000	6	3.2	\$	1,800,000	20
15	Glen Oaks Ave*	\$	1,725,000	5	3.0	\$	1,877,000	10
59	New England Ave*	\$	1,765,000	3	3.1	\$	1,765,000	8
17	Robin Hood Rd*	\$	1,795,000	4	3.1	\$	1,775,000	28
15	Edgemont Ave*	\$	1,795,000	5	3.2	\$	1,750,000	33
39	Dale Dr*	\$	1,799,000	4	3.1	\$	2,025,000	13
26	WINCHESTER ROAD	\$	1,800,000	4	3.1	\$	2,125,000	13
180	Blackburn Rd*	\$	1,825,000	6	5.1	\$	2,010,000	9
60	Mountain Ave*	\$	1,849,000	5	3.0	\$	1,800,000	22
30	Kings Hill Ct*	\$	1,849,000	6	3.2	\$	2,218,000	6
27	Parmley Pl*	\$	1,850,000	4	3.1	\$	2,050,000	0
23	Sherman Ave*	\$	1,850,000	4	4.2	\$	2,300,000	8
260	Oak Ridge Ave*	\$	1,850,000	5	3.1	\$	2,160,123	18
36	Rotary Dr*	\$	1,850,000	4	2.1	\$	2,025,000	8
9	Sherman Ave*	\$	1,895,000	5	3.1	\$	2,200,000	10
20	Glen Oaks Ave*	\$	1,895,000	5	3.1	\$	1,725,000	17
39	Ramsey Dr*	\$	1,895,000	4	2.2	\$	1,950,000	15
4	SUNSET DR	\$	1,895,000	4	3.2	\$	2,250,000	21
16	Warwick Rd*	\$	1,895,000	5	3.1	\$	1,950,000	15
265	Oak Ridge Ave*	\$	1,895,000	4	4.1	\$	2,050,000	0
21	Ruthven Pl*	\$	1,900,000	5	3.1	\$	1,900,000	15
165	Oak Ridge Ave*	\$	1,925,000	5	3.1	\$	2,190,000	11
190	MOUNTAIN AVE	\$	1,950,000	5	5.2	\$	2,200,000	9
35	Rotary Dr*	\$	1,950,000	5	4.1	\$	2,375,000	10



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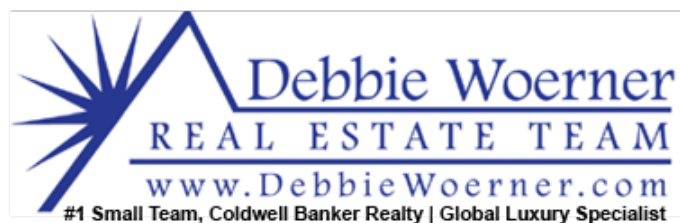
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10	Druid Hill Rd*	\$	1,950,000	5	3.1	\$	1,875,000	26
92	Portland Rd*	\$	1,950,000	5	4.2	\$	2,405,000	10
175	Canoe Brook Pkwy*	\$	1,950,000	5	3.2	\$	2,200,000	12
22	Windsor Rd*	\$	1,950,000	5	3.2	\$	2,300,000	16
223	Kent Place Blvd*	\$	1,995,000	5	4.1	\$	2,355,000	7
91	Druid Hill Rd*	\$	1,995,000	5	3.1	\$	2,489,000	15
63	Oak Ridge Ave*	\$	2,095,000	5	2.1	\$	1,900,000	28
38	Templar Way*	\$	2,150,000	5	4.1	\$	2,500,000	7
22	Winchester Rd*	\$	2,225,000	5	4.2	\$	2,325,000	19
82	Druid Hill Rd*	\$	2,250,000	5	3.1	\$	2,300,000	24
10	Canoe Brook Pl*	\$	2,350,000	5	4.1	\$	2,350,000	0
18	Cromwell Pkwy*	\$	2,395,000	5	4.1	\$	2,704,000	7
127	MAPLE ST	\$	2,425,000	5	4.1	\$	2,900,000	9
65	Edgewood Rd*	\$	2,450,000	4	4.2	\$	2,450,000	170
39	Druid Hill Rd*	\$	2,495,000	5	4.2	\$	2,850,000	8
100	Essex Rd*	\$	2,595,000	5	4.1	\$	2,595,000	10
149	Woodland Ave*	\$	2,595,000	6	4.1	\$	2,655,000	16
248	Woodland Ave*	\$	2,595,000	6	6.1	\$	2,597,000	15
60	Blackburn Rd*	\$	2,595,000	5	3.3	\$	2,800,000	8
10	Pembroke Rd*	\$	2,795,000	6	5.1	\$	2,850,000	0
160	Beechwood Road	\$	2,795,000	6	5.1	\$	2,825,000	10
68	Valley View Ave*	\$	2,800,000	5	2.1	\$	2,626,000	42
99	BEECHWOOD ROAD	\$	2,900,000	5	4.1	\$	2,900,000	0
27	OXBOW LANE	\$	3,400,000	6	5.1	\$	3,300,000	0
21	Portland Rd*	\$	3,700,000	6	6.2	\$	3,750,000	0
22	High Street	\$	3,895,000	6	7.0	\$	4,100,000	25



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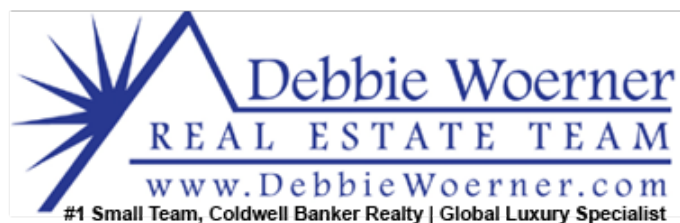
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81	Oak Ridge Ave*	\$	3,990,000	5	4.1	\$	4,210,000	15
41	Colt Rd*	\$	4,195,000	7	7.1	\$	3,950,000	44
75	Essex Rd*	\$	4,495,000	6	4.3	\$	4,300,000	100
45	Prospect Hill Ave*	\$	4,500,000	5	4.1	\$	4,500,000	0
47	Whittredge Rd*	\$	5,350,000	5	4.2	\$	5,350,000	0
132	Hillcrest Ave*	\$	5,500,000	6	6.2	\$	5,300,000	1
175	Springfield Ave*	\$	5,500,000	7	7.2	\$	5,500,000	269



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