

SUMMIT 2025 SALES

	<u>ADDRESS</u>	<u>BEDS</u>	<u>BATHS</u>	<u>LIST PRICE</u>	<u>SALE PRICE</u>	<u>SALE DATE</u>	<u>SQUARE FT*</u>	<u>PRICE PER SQ. FT.</u>	<u>DOM</u>
412	Morris Ave Unit 27	2	1.1	\$ 299,000	\$ 401,000	1/6/25	1046	\$ 383.37	8
390	Morris Ave*	2	1.0	\$ 400,000	\$ 450,000	3/3/25	916	\$ 491.27	8
86	New England Ave	2	2.0	\$ 475,000	\$ 550,000	6/12/25			4
10	Beauvoir Ave*	3	1.1	\$ 489,000	\$ 503,000	6/9/25			42
66	New England Ave, Unit 13	2	1.0	\$ 529,000	\$ 551,000	4/9/25			9
42	Elm St*	1	1.0	\$ 529,000	\$ 535,000	5/19/25	756	\$ 707.67	12
417	Morris Ave*	2	1.1	\$ 535,000	\$ 649,000	6/26/25			8
417	Morris Ave*	2	1.0	\$ 539,000	\$ 509,000	3/12/25	1024	\$ 497.07	12
20	Iris Rd*	2	1.0	\$ 565,000	\$ 705,000	1/31/25	1320	\$ 534.09	13
80	Glenside Ave*	4	2.0	\$ 579,000	\$ 680,000	6/30/25			21
8	Chapel St*	3	1.0	\$ 585,000	\$ 596,825	6/30/25	1196	\$ 499.02	27
10	Euclid Ave U-303	2	2.0	\$ 599,000	\$ 675,000	1/31/25		#DIV/0!	10
35	Ridgedale Ave*	3	1.1	\$ 599,000	\$ 710,000	5/21/25	1839	\$ 386.08	8
16	Milton Ave*	3	1.0	\$ 599,000	\$ 716,000	6/11/25	994	\$ 720.32	15
23	Orchard St*	4	1.1	\$ 625,000	\$ 630,000	5/22/25	1452	\$ 433.88	119
36	Glenside Ave*	5	3.0	\$ 689,000	\$ 722,000	3/5/25	1049	\$ 688.27	36
6	Huntley Rd*	3	2.0	\$ 695,000	\$ 685,000	5/28/25	1016	\$ 674.21	48
61	Baltusrol Rd*	2	2.0	\$ 699,000	\$ 850,000	3/5/25	1200	\$ 708.33	15
67-75	New England Ave	2	2.1	\$ 699,000	\$ 788,500	4/30/25	none provided		11
47	Springfield Ave*	4	2.0	\$ 700,000	\$ 520,000	2/28/25	968	\$ 537.19	57
67-75	New England Ave 71b	3	3.0	\$ 789,000	\$ 900,000	2/14/25	1688	\$ 533.18	16
28	Morris Ave*	2	2.1	\$ 795,000	\$ 800,000	5/28/25			4
5	Doremus St*	4	2.1	\$ 799,000	\$ 865,000	3/21/25	1345	\$ 643.12	0
38	Lewis Ave*	3	2.0	\$ 819,000	\$ 920,000	1/23/25	1548	\$ 594.32	9
28	PARK AVENUE	4	2.1	\$ 829,000	\$ 1,025,000	2/24/25	2244	\$ 456.77	8
28	Morris Ave*	2	2.1	\$ 839,000	\$ 840,000	4/10/25			21
25	Miele Pl*	4	2.0	\$ 859,000	\$ 1,115,000	5/5/25	2043	\$ 545.77	14
18	Fay Pl*	3	2.0	\$ 859,000	\$ 926,000	4/14/25	1170	\$ 791.45	0
69	Michigan Ave*	3	2.0	\$ 879,000	\$ 820,000	3/14/25	2227	\$ 368.21	112
14	Harvard Street	3	2.0	\$ 895,000	\$ 979,000	5/28/25	1605	\$ 609.97	10



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107	Kent Place Blvd*	4	2.1	\$ 919,000	\$ 915,000	4/28/25	1771	\$ 516.66	7
10	Woodfern Rd*	3	2.0	\$ 995,000	\$ 990,000	4/10/25	1414	\$ 700.14	17
14	Stony Hill Ct*	3	2.0	\$ 995,000	\$ 1,120,000	6/16/25	1700	\$ 658.82	13
50	W End Ave*	4	2.0	\$ 998,000	\$ 1,325,000	5/15/25	1622	\$ 816.89	17
33	Eggers Ct*	4	3.1	\$ 999,000	\$ 1,266,000	6/27/25	2468	\$ 512.97	15
47	Butler Pkwy*	4	2.0	\$ 1,025,000	\$ 1,200,000	4/14/25	1892	\$ 634.25	2
82	Franklin Pl*	2	2.1	\$ 1,025,000	\$ 999,000	4/22/25	1886	\$ 529.69	15
12	Glen Ave*	4	2.1	\$ 1,025,000	\$ 1,250,000	6/13/25	2850	\$ 438.60	12
17	Eggers Ct*	3	3.1	\$ 1,050,000	\$ 1,039,000	3/28/25	2382	\$ 436.19	16
41	ASHLAND RD	3	2.1	\$ 1,095,000	\$ 1,250,000	5/28/25	1480	\$ 844.59	9
6	Londonderry Way*	4	2.1	\$ 1,100,000	\$ 1,305,000	1/21/25	2798	\$ 466.40	39
19	Hickory Rd*	4	2.1	\$ 1,125,000	\$ 1,450,000	6/20/25	2040	\$ 710.78	9
50	LINDEN PL	4	3.0	\$ 1,150,000	\$ 1,375,000	5/21/25	2383	\$ 577.00	13
14	Chapel St*	4	2.3	\$ 1,150,000	\$ 1,150,000	6/12/25	1885	\$ 610.08	14
148	Division Ave*	4	2.0	\$ 1,250,000	\$ 1,412,000	3/7/25	2347	\$ 601.62	13
200	Woodland Ave*	4	3.0	\$ 1,250,000	\$ 1,376,500	5/8/25	2325	\$ 592.04	9
42	Parkview Ter*	4	2.1	\$ 1,275,000	\$ 1,650,000	5/7/25	1462	#####	11
47	Mountain Ave*	4	2.1	\$ 1,299,900	\$ 1,299,900	5/22/25	1784	\$ 728.64	15
76	Woodland Ave*	4	3.1	\$ 1,345,000	\$ 1,320,000	1/10/25	2112	\$ 625.00	15
104	Pine Grove Ave*	4	2.2	\$ 1,350,000	\$ 1,625,000	1/27/25	2164	\$ 750.92	14
10	Garden Rd*	3	2.0	\$ 1,375,000	\$ 1,561,000	3/10/25	2442	\$ 639.23	15
206	Blackburn Road	4	3.1	\$ 1,375,000	\$ 1,705,000	5/1/25	2153	\$ 791.92	10
13	Huntley Rd*	4	5.0	\$ 1,388,000	\$ 1,390,000	3/24/25	2850	\$ 487.72	28
36	Kent Place Blvd*	6	3.0	\$ 1,389,000	\$ 1,400,000	3/6/25	2712	\$ 516.22	10
3	Drum Hill Dr*	5	3.1	\$ 1,450,000	\$ 1,600,000	2/11/25	2903	\$ 551.15	20
104	Druid Hill Rd*	4	3.1	\$ 1,450,000	\$ 1,550,000	5/1/25	2370	\$ 654.01	21
25	Sweetbriar Rd*	4	2.1	\$ 1,475,000	\$ 1,600,000	4/30/25	2800	\$ 571.43	14
25	Beverly Road	5	4.0	\$ 1,499,000	\$ 1,800,000	1/6/25	3120	\$ 576.92	10
45	Mountain Ave*	4	2.1	\$ 1,499,000	\$ 1,525,000	6/11/25	1956	\$ 779.65	8
34	Oakley Ave*	4	2.2	\$ 1,499,000	\$ 1,800,000	6/6/25	2428	\$ 741.35	4
268/									
270	Ashland Rd*	3	2.2	\$ 1,500,000	\$ 1,222,941	2/13/25	3736	\$ 327.34	107
24	Russell Pl*	6	4.0	\$ 1,549,000	\$ 1,549,000	2/3/25	2636	\$ 587.63	29
284	Kent Place Blvd*	5	3.1	\$ 1,595,000	\$ 2,000,000	6/17/25	3070	\$ 651.47	7
72	Colt Rd*	4	4.2	\$ 1,650,000	\$ 2,250,000	2/21/25	2807	\$ 801.57	6
242	Kent Place Blvd*	4	2.1	\$ 1,695,000	\$ 2,055,000	5/20/25	3200	\$ 642.19	13



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35	BLACKBURN PL	4	3.1	\$ 1,695,000	\$ 2,000,000	5/20/25	2851	\$ 701.51	9
32	PROSPECT ST	4	4.2	\$ 1,695,000	\$ 2,000,000	6/11/25	2735	\$ 731.26	3
164	Kent Place Blvd*	4	2.1	\$ 1,699,000	\$ 1,699,000	1/21/25	2646	\$ 642.10	12
16	Rotary Dr*	4	2.1	\$ 1,735,000	\$ 2,051,000	4/15/25	2534	\$ 809.39	11
48	Division Ave*	4	2.1	\$ 1,749,000	\$ 2,000,000	2/14/25	2642	\$ 757.00	10
26	Miele Pl*	5	4.1	\$ 1,750,000	\$ 1,925,000	6/4/25	1680	#####	7
30	Blackburn Rd*	5	3.1	\$ 1,795,000	\$ 1,956,000	1/6/25	4924	\$ 397.24	15
50	Portland Rd*	4	3.1	\$ 1,795,000	\$ 2,175,000	4/29/25	2705	\$ 804.07	0
9	Dorchester Rd*	5	3.2	\$ 1,850,000	\$ 2,000,000	2/7/25	3340	\$ 598.80	0
1	Lorraine Rd*	4	3.1	\$ 1,850,000	\$ 2,175,000	4/30/25	2491	\$ 873.14	15
12	Sherman Ave*	4	3.1	\$ 1,895,000	\$ 2,375,000	6/3/25	2311	#####	14
138	MOUNTAIN AVENUE	6	5.1	\$ 1,950,000	\$ 2,300,000	5/21/25	3846	\$ 598.02	10
45	Valley View Ave*	5	4.2	\$ 2,150,000	\$ 3,000,000	3/10/25	4308	\$ 696.38	9
79	BLACKBURN PL	5	3.1	\$ 2,150,000	\$ 2,725,000	6/27/25	3166	\$ 860.71	7
59	NEW ENGLAND AVE Unit 8	3	4.1	\$ 2,185,000	\$ 2,195,000	5/22/25	2294	\$ 956.84	0
8	Templar Way*	4	4.1	\$ 2,195,000	\$ 2,500,000	4/30/25	3804	\$ 657.20	9
139	Woodland Ave*	5	3.1	\$ 2,200,000	\$ 2,700,000	6/24/25	3167	\$ 852.54	3
9	Dorchester Rd*	5	3.2	\$ 2,200,000	\$ 2,225,000	6/20/25	3340	\$ 666.17	0
26	Hawthorne Pl*	5	4.2	\$ 2,249,000	\$ 2,200,000	4/22/25	3133	\$ 702.20	20
10	Little Wolf Rd*	6	5.1	\$ 2,250,000	\$ 3,055,000	5/19/25	5500	\$ 555.45	11
21	Fernwood Rd*	5	3.2	\$ 2,375,000	\$ 2,375,000	1/10/25	3254	\$ 729.87	15
5	Tulip St*	4	4.1	\$ 2,400,000	\$ 2,200,000	2/13/25	2887	\$ 762.04	0
77	Druid Hill Rd*	5	3.2	\$ 2,400,000	\$ 2,400,000	6/27/25	3445	\$ 696.66	0
1	Sweetbriar Rd*	4	3.2	\$ 2,500,000	\$ 2,500,000	3/12/25	2736	\$ 913.74	0
96	Portland Rd*	5	3.2	\$ 2,619,000	\$ 2,619,000	6/7/25	3216	\$ 814.37	0
115	Beechwood Rd*	6	3.2	\$ 2,650,000	\$ 3,200,000	6/3/25	4798	\$ 666.94	9
10	BEACON ROAD	5	4.1	\$ 2,695,000	\$ 2,500,000	1/15/25	4230	\$ 591.02	235
101	Prospect St*	5	4.1	\$ 2,700,000	\$ 2,835,000	4/22/25	5370	\$ 527.93	9
119	Oak Ridge Ave*	5	5.1	\$ 2,995,000	\$ 3,325,000	1/31/25	3896	\$ 853.44	0
80	Woodland Ave*	5	4.2	\$ 3,300,000	\$ 3,325,000	1/16/25	3759	\$ 884.54	0



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115	Oak Ridge Ave*	6	6.1	\$ 3,500,000	\$ 3,500,000	1/31/25	4769	\$ 733.91	0
45	Woodmere Dr*	5	6.3	\$ 3,700,000	\$ 3,550,000	3/31/25	4970	\$ 714.29	133
15	Portland Rd*	6	5.2	\$ 3,800,000	\$ 3,950,000	6/5/25	not yet built		5
18	Dorchester Rd*	5	6.1	\$ 3,850,000	\$ 3,750,000	3/10/25	4194	\$ 894.13	15
57	Fernwood Rd*	7	4.2	\$ 3,999,999	\$ 4,650,000	6/16/25	4837	\$ 961.34	0
121	Whittredge Rd*	6	5.2	\$ 4,400,000	\$ 4,350,000	4/1/25	5063	\$ 859.17	0
141	Hobart Ave*	7	5.1	\$ 4,950,000	\$ 4,500,000	4/30/25	7402	\$ 607.94	0
73	Edgewood Rd*	7	7.1	\$ 5,525,000	\$ 5,525,000	6/26/25	6758	\$ 817.55	1

	<u>ADDRESS</u>	<u>BEDS</u>	<u>BATHS</u>	<u>LIST PRICE</u>	<u>SALE PRICE</u>	<u>DO M</u>	<u>SQUA RE FT*</u>	<u>SP/LP Ratio</u>
133	Summit Ave	1	1	\$ 299,000	\$ 310,000	41	650	104%
	Old Springfield Ave	2	1	\$ 420,000	\$ 410,000	73		98%
133	Summit Ave- UNIT 24	2	1	\$ 439,000	\$ 445,000	17		101%
133	Summit Ave - Unit 25	2	1	\$ 439,000	\$ 445,000	0		101%
30	Elm St	1	1	\$ 495,000	\$ 500,000	10		101%
7	Park Ave	3	1	\$ 595,000	\$ 595,000	16		100%
1	Euclid Ave	1	1	\$ 675,000	\$ 680,000	9		101%
67-75	New England Ave	2	2	\$ 689,000	\$ 700,000	9		102%
36	Webster Ave	3	1.1	\$ 729,000	\$ 710,000	67		97%
28	Morris Ave	2	2.1	\$ 789,000	\$ 740,000	35	1676	94%
28	Morris Ave Springfield	3	2.1	\$ 825,000	\$ 900,000	14		109%
91A	Ave	3	3.1	\$ 849,000	\$ 850,000	51	2000	100%
44	Stanley Ave	3	2.2	\$ 849,000	\$ 999,999	15		118%
44	Harvey Dr	2	2	\$ 850,000	\$ 999,900	9		118%
131	Orchard St	3	2.1	\$ 875,000	\$ 875,000	7	1849	100%



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7	Webster Ave	3	2	\$	899,000	\$	1,160,000	25		129%
8	Lafayette Ave	4	2	\$	899,000	\$	890,000	21		99%
26	Greenfield Ave	3	1.1	\$	899,900	\$	933,000	17		104%
	Canoe Brook									
55	Pkwy	3	2.1	\$	949,000	\$	1,200,000	12		126%
30	Lewis Ave	3	3.1	\$	975,000	\$	1,120,000	12		115%
53	Madison Ave	3	1.1	\$	999,000	\$	1,150,000	7		115%
9	Hawthorne Pl	4	1.1	\$	999,900	\$	1,350,000	13	2080	135%
82	Franklin Pl	2	2.1	\$	1,045,000	\$	999,999	36		96%
51	Tulip St	3	3	\$	1,049,000	\$	1,460,000	9		139%
218	Mountain Ave	3	2.1	\$	1,050,000	\$	999,999	19		95%
9	Faitoute Ct	3	2.1	\$	1,050,000	\$	1,330,000	16		127%
46	Locust Dr	3	2.1	\$	1,050,000	\$	1,485,000	8		141%
25	Clark St	3	2.1	\$	1,075,000	\$	1,250,000	9		116%
57	High St	3	2	\$	1,095,000	\$	1,320,000	13		121%
22	Eggers Ct	3	3.1	\$	1,099,000	\$	1,275,000	10	2434	116%
1	Euclid Ave	2	2	\$	1,100,000	\$	1,078,000	0		98%
28	Mountain Ave	4	1	\$	1,195,000	\$	1,300,000	12		109%
55	High St	3	2	\$	1,199,900	\$	1,436,135	30		120%
53	Sunset Dr	2	2	\$	1,200,000	\$	1,800,000	9		150%
5	Doremus St	4	2.1	\$	1,200,000	\$	1,250,000	13		104%
1	Euclid Ave	3	2.1	\$	1,250,000	\$	1,450,000	10		116%
25	Locust Dr	4	3.1	\$	1,250,000	\$	1,525,000	12	3679	122%
10	Harvey Ct	2	2	\$	1,255,000	\$	1,212,000	15		97%
50	New England									
H	Ave	2	2.1	\$	1,295,000	\$	1,275,000	38		98%
1	Harrison Ct	4	3.1	\$	1,299,000	\$	1,500,000	13		115%
273	Woodland Ave	4	3	\$	1,325,000	\$	1,625,000	14		123%
150	Woodland Ave	3	2.1	\$	1,349,000	\$	1,699,000	7		126%
50	Huntley Rd	5	4	\$	1,349,000	\$	1,300,000	34	3517	96%
19	Dale Dr	3	2.1	\$	1,375,000	\$	1,375,000	0		100%
9	Stony Hill Ct	4	2.1	\$	1,495,000	\$	1,700,216	12		114%
11	Hickory Rd	4	2.1	\$	1,495,000	\$	1,765,000	10		118%
45	Lewis Ave	4	4	\$	1,550,000	\$	1,900,000	16		123%



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22	Edison Dr	4	4	\$	1,559,000	\$	1,569,000	12		101%
21	Ashland Rd	5	4	\$	1,595,000	\$	1,925,000	9		121%
	Norwood Ave,									
25	Unit 3	4	3.1	\$	1,650,000	\$	1,750,000	30		106%
47	Parkview Ter	4	2.1	\$	1,695,000	\$	1,925,000	20		114%
55	Rotary Dr	4	4.1	\$	1,750,000	\$	2,150,000	15		123%
12	Beekman Rd	4	2.2	\$	1,775,000	\$	2,405,000	13		135%
90	Ashwood Ave	4	3.1	\$	1,775,000	\$	1,775,000	5		100%
15	Hawthorne Pl	4	2.1	\$	1,795,000	\$	2,400,000	9		134%
88	Ashwood Ave	4	3.1	\$	1,795,000	\$	1,775,000	8		99%
	Kent Place									
115	Blvd	7	2.3	\$	1,850,000	\$	1,700,000	43	6700	92%
126	W End Ave	4	3.1	\$	1,895,000	\$	1,975,000	12		104%
38	Miele Pl	6	4	\$	1,899,000	\$	1,800,000	73		95%
11	Linda Ln	6	2.1	\$	1,950,000	\$	1,750,000	105	3554	90%
	Canoe Brook									
137	Pkwy	4	3.1	\$	1,950,000	\$	2,050,000	19		105%
42	Stockton Rd	6	5	\$	1,999,000	\$	1,960,000	78		98%
77	Dale Dr	5	4.2	\$	1,999,900	\$	2,300,000	12	3676	115%
5	Sunset Dr	6	5.1	\$	1,999,999	\$	2,255,000	7		113%
48	Lewis Ave	6	5.1	\$	2,275,000	\$	2,225,000	35	3865	98%
29	Beekman Rd	6	4.1	\$	2,295,000	\$	2,295,000	14		100%
16	Sweetbriar Rd	5	3.1	\$	2,300,000	\$	2,850,000	14	3784	124%
	Kent Place									
159	Blvd	5	4.1	\$	2,400,000	\$	2,525,000	14		105%
21	Lenox Rd	4	3.1	\$	2,465,000	\$	2,350,000	25	3144	95%
9	Tulip St	5	4.1	\$	2,500,000	\$	2,500,000	0		100%
12	Arden Pl	4	4.1	\$	2,600,000	\$	2,800,000	18		108%
10	Templar Way	5	4.2	\$	2,700,000	\$	2,700,000	0		100%
	Oak Ridge									
231	Ave	6	4.2	\$	2,850,000	\$	3,150,000	8		111%
23	Argyle Ct	6	4.1	\$	2,999,000	\$	2,880,000	28		96%
99	Fernwood Rd	6	6.1	\$	3,200,000	\$	3,000,000	17		94%
60	Lenox Rd	7	5.1	\$	3,300,000	\$	3,400,000	0		103%
14	Argyle Ct	7	6.1	\$	3,400,000	\$	3,400,000	16		100%



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35	Colt Rd	6	4.2	\$	3,675,000	\$	3,850,000	19	5224	105%
29	Norwood Ave	8	6.1	\$	4,530,000	\$	4,530,000	0		100%
22	Hobart Rd	5	5.1	\$	4,800,000	\$	4,800,000	0	4846	100%
	PROSPECT									
57	HILL AVENUE	5	4.3	\$	4,895,000	\$	4,600,000	18		94%

**Square Footage obtained from County tax records. Information deemed reliable but not guaranteed.*

