

Summit

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	390 Morris Avenue U35	OneFloor	2	1.0	11	\$329,000	\$329,000	\$355,000	107.90%	\$91,200	3.89
2	43 Passaic Avenue	SplitLev	4	2.1	12	\$1,065,000	\$1,065,000	\$1,225,000	115.02%	\$305,500	4.01
3	10 Henry Street	Colonial	5	6.0	68	\$1,750,000	\$1,575,000	\$1,530,000	97.14%	New	
4	37 Plain Street	Colonial	4	3.1	11	\$1,495,000	\$1,495,000	\$1,715,555	114.75%	\$369,800	4.64
5	7 Oak Forest Lane	Colonial	5	3.1	17	\$1,695,000	\$1,695,000	\$2,000,000	117.99%	\$460,400	4.34
6	36 Plymouth Road	Colonial	4	3.1	1	\$1,995,000	\$1,995,000	\$2,275,000	114.04%	\$522,300	4.36
7	30 Wildwood Lane	Colonial	6	5.2	15	\$3,250,000	\$3,250,000	\$3,250,000	100.00%	\$1,121,000	2.90
8	10 Rowan Road	Colonial	8	6.1	45	\$4,395,000	\$4,395,000	\$4,450,000	101.25%	\$1,655,400	2.69
AVERAGE					23	\$1,996,750	\$1,974,875	\$2,100,069	108.51%		3.83

"Active" Listings in Summit

Number of Units: 16
Average List Price: \$1,493,156
Average Days on Market: 68

"Under Contract" Listings in Summit

Number of Units: 8
Average List Price: \$1,305,250
Average Days on Market: 20

Summit 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	23												23
List Price	\$1,974,875												\$1,974,875
Sales Price	\$2,100,069												\$2,100,069
SP:LP%	108.51%												108.51%
SP to AV	3.83												3.83
# Units Sold	8												8
3 Mo Rate of Ab	0.96												0.96
Active Listings	16												16
Under Contracts	8												8

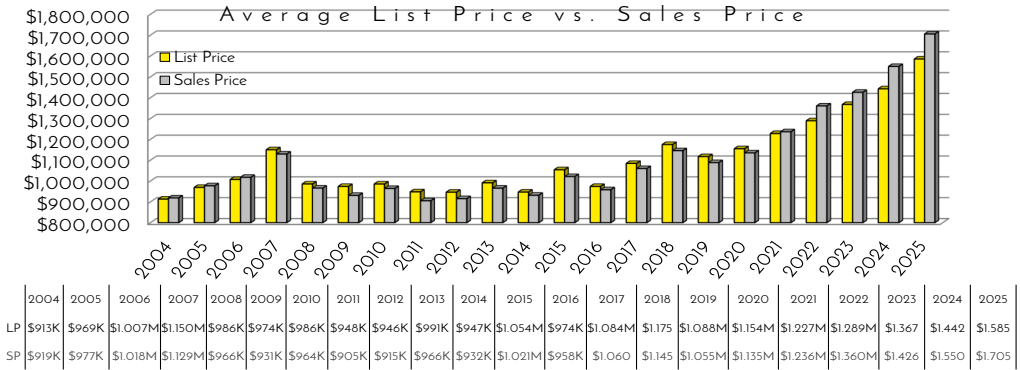
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	27	23	-15.20%
Sales Price	\$1,828,733	\$2,100,069	14.84%
LP:SP	110.31%	108.51%	-1.63%
SP:AV	3.51	3.83	9.17%

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YTD	2025	2026	% Change
# Units Sold	15	8	-46.67%
Rate of Ab 3 Mo	1.32	0.96	-27.27%
Actives	17	16	-5.88%
Under Contracts	15	8	-46.67%

Summit Yearly Market Trends



Summit Yearly Market Trends

