

Summit

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	65 Springfield Avenue	Colonial	3	1.1	8	\$679,000	\$679,000	\$700,000	103.09%	\$138,900	5.04
2	34 Ascot Way	SplitLev	3	1.1	20	\$875,000	\$875,000	\$950,000	108.57%	\$237,700	4.00
3	1 Irving Place	Colonial	4	2.1	21	\$876,620	\$876,620	\$1,025,000	116.93%	\$232,300	4.41
4	64 Tulip Street	Ranch	2	2.0	16	\$975,000	\$975,000	\$1,089,000	111.69%	\$275,000	3.96
5	709 Springfield Avenue U3	TwnEndUn	3	2.1	145	\$1,299,000	\$1,300,000	\$1,300,000	100.00%	New	
6	709 Springfield Avenue U1	TwnEndUn	3	2.1	8	\$1,300,000	\$1,300,000	\$1,300,000	100.00%	New	
7	709 Springfield Avenue U2	TwnEndUn	3	2.1	7	\$1,300,000	\$1,300,000	\$1,300,000	100.00%	New	
8	47 Canoe Brook Parkway	Colonial	3	2.1	9	\$1,445,000	\$1,445,000	\$1,580,000	109.34%	\$274,900	5.75
9	105 Larned Road	Colonial	4	5.1	26	\$1,650,000	\$1,650,000	\$1,950,000	118.18%	\$503,600	3.87
10	14 Joanna Way	SplitLev	5	3.1	1	\$1,695,000	\$1,695,000	\$1,950,000	115.04%	\$482,000	4.05
11	215 Kent Place Boulevard	Colonial	5	3.1	8	\$1,795,000	\$1,795,000	\$1,995,000	111.14%	\$471,500	4.23
12	88 Beekman Road	Colonial	4	3.2	8	\$1,575,000	\$1,575,000	\$1,999,999	126.98%	\$430,900	4.64
13	69 Elm Street	Colonial	5	3.1	8	\$1,825,000	\$1,825,000	\$2,300,000	126.03%	\$472,900	4.86
AVERAGE					22	\$1,329,971	\$1,330,048	\$1,495,308	111.31%		4.48

"Active" Listings in Summit

Number of Units: 18
 Average List Price: \$1,502,500
 Average Days on Market: 51

"Under Contract" Listings in Summit

Number of Units: 33
 Average List Price: \$1,842,118
 Average Days on Market: 23

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	31	14	22									21
List Price	\$1,974,875	\$1,093,000	\$1,114,312	\$1,330,048									\$1,405,337
Sales Price	\$2,100,069	\$1,171,250	\$1,214,625	\$1,495,308									\$1,534,593
SP:LP%	108.51%	104.58%	108.59%	111.31%									109.16%
SP to AV	3.83	3.01	3.60	4.48									3.91
# Units Sold	8	4	8	13									33
3 Mo Rate of Ab	0.96	1.03	2.43	2.76									1.80
Active Listings	16	11	17	18									16
Under Contracts	8	14	21	33									19

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	22	21	-2.55%
Sales Price	\$1,721,253	\$1,534,593	-10.84%
LP:SP	107.26%	109.16%	1.77%
SP:AV	3.72	3.91	5.18%



YTD	2025	2026	% Change
# Units Sold	57	33	-42.11%
Rate of Ab 3 Mo	1.89	1.80	-4.90%
Actives	26	16	-40.38%
Under Contracts	23	19	-18.28%

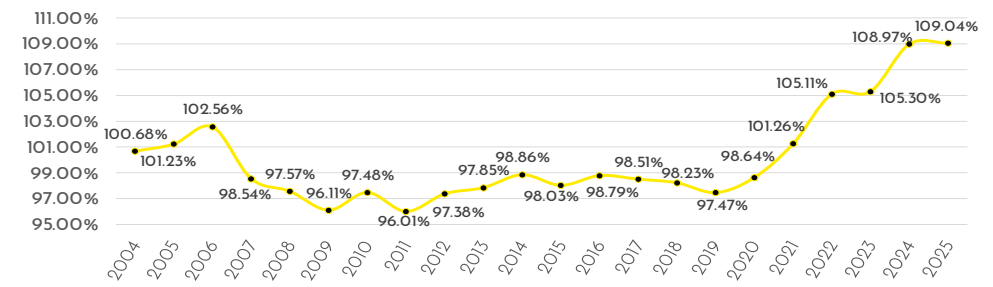
Summit Yearly Market Trends

Average List Price vs. Sales Price

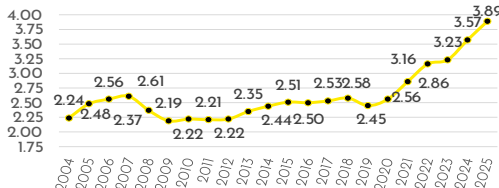


Summit Yearly Market Trends

Sales Price to List Price Ratios



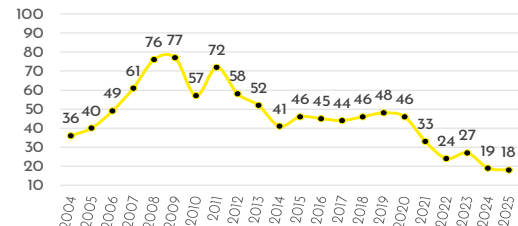
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

