

# Summit

## May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	133 Morris Avenue	Colonial	4	1.1	18	\$524,900	\$524,900	\$615,000	117.17%	\$146,700	4.19
2	11 Euclid Avenue 4D	HighRise	2	2.0	34	\$750,000	\$699,999	\$695,000	99.29%	\$242,700	2.86
3	24 Pearl Street	Ranch	3	1.0	12	\$599,000	\$599,000	\$756,000	126.21%	\$198,500	3.81
4	127 Butler Parkway	SplitLev	3	2.0	1	\$875,000	\$875,000	\$890,599	101.78%	\$216,300	4.12
5	8 Edison Drive	CapeCod	4	2.0	16	\$799,000	\$799,000	\$900,500	112.70%	\$182,400	4.94
6	1 Milton Avenue	Ranch	3	2.1	28	\$999,999	\$999,999	\$980,000	98.00%	\$243,900	4.02
7	39 Huntley Road	SeeRem	6	5.1	64	\$1,700,000	\$1,700,000	\$1,680,000	98.82%	New	
8	80 Glenside Avenue	Custom	5	4.1	23	\$1,650,000	\$1,650,000	\$1,733,000	105.03%	New	
9	25 Bedford Road	Colonial	4	3.1	11	\$1,800,000	\$1,800,000	\$1,900,000	105.56%	\$522,300	3.64
10	61 Tulip Street	Colonial	5	3.1	10	\$1,775,000	\$1,775,000	\$2,100,000	118.31%	\$505,400	4.16
11	8 Dunnder Drive	Custom	4	2.1	14	\$1,995,000	\$1,995,000	\$2,325,000	116.54%	Renovated	
12	49 Norwood Avenue	Colonial	5	3.1	12	\$2,095,000	\$2,095,000	\$2,500,000	119.33%	\$532,900	4.69
13	71 Dale Drive	Colonial	5	3.1	9	\$1,995,000	\$1,995,000	\$2,595,000	130.08%	\$647,400	4.01
14	12 Cedric Road	Colonial	5	4.1	1	\$2,800,000	\$2,800,000	\$2,800,000	100.00%	\$705,000	3.97
15	11 Brantwood Drive	Custom	5	5.1	10	\$2,675,000	\$2,675,000	\$2,935,000	109.72%	\$738,100	3.98
16	60 Fernwood Road	Colonial	9	7.2	65	\$3,995,000	\$3,995,000	\$3,995,000	100.00%	\$1,800,000	2.22
AVERAGE					21	\$1,689,244	\$1,686,119	\$1,837,506	109.91%		3.89

**"Active" Listings in Summit**

Number of Units: 17  
Average List Price: \$1,900,118  
Average Days on Market: 60

**"Under Contract" Listings in Summit**

Number of Units: 33  
Average List Price: \$1,737,333  
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								21
List Price	\$1,974,875	\$1,093,000	\$1,114,312	\$1,330,048	\$1,686,119								\$1,497,021
Sales Price	\$2,100,069	\$1,171,250	\$1,214,625	\$1,495,308	\$1,837,506								\$1,633,503
SP:LP%	108.51%	104.58%	108.59%	111.31%	109.91%								109.40%
SP to AV	3.83	3.01	3.60	4.48	3.89								3.90
# Units Sold	8	4	8	13	16								49
3 Mo Rate of Ab	0.96	1.03	2.43	2.76	1.38								1.71
Active Listings	16	11	17	18	17								16
Under Contracts	8	14	21	33	33								22

## Flashback! YTD 2025 vs YTD 2026

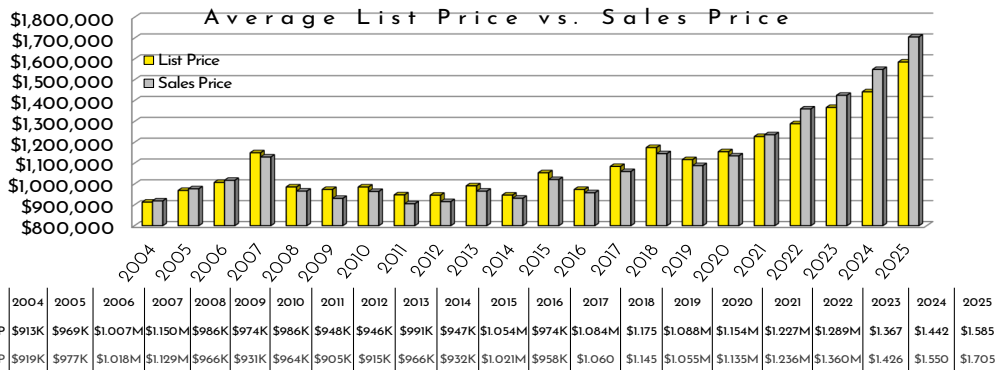
YTD	2025	2026	% Change
DOM	21	21	0.00%
Sales Price	\$1,645,478	\$1,633,503	-0.73%
LP:SP	109.13%	109.40%	0.25%
SP:AV	3.77	3.90	3.64%



YTD	2025	2026	% Change
# Units Sold	77	49	-36.36%
Rate of Ab 3 Mo	1.94	1.71	-11.66%
Actives	28	16	-43.17%
Under Contracts	28	22	-21.01%

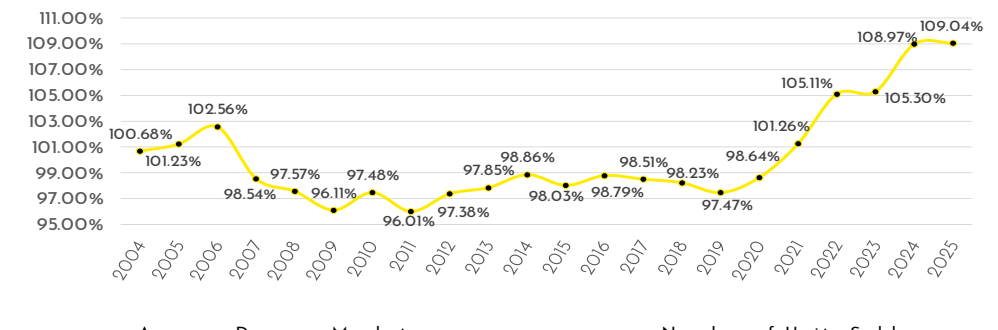
### Summit Yearly Market Trends

Average List Price vs. Sales Price

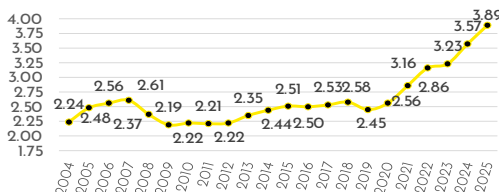


### Summit Yearly Market Trends

Sales Price to List Price Ratios



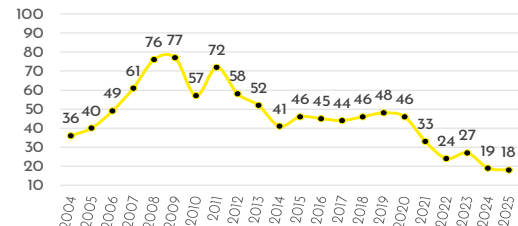
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

