

Summit

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV	
1	412 Morris Ave	unit U4	OneFloor	3	2.0	1	\$585,000	\$585,000	\$585,000	100.00%	\$160,600	3.64
2	1 Euclid Avenue	U2E	OneFloor	2	1.0	13	\$725,000	\$725,000	\$725,000	100.00%	\$203,900	3.56
3	31 Briant Parkway		CapeCod	3	1.0	13	\$599,000	\$599,000	\$731,000	122.04%	\$155,500	4.70
4	13 Edgar Street		Colonial	3	2.1	15	\$899,000	\$899,000	\$1,050,000	116.80%	\$257,600	4.08
5	8 Fay Place		SplitLev	3	1.0	8	\$799,000	\$799,000	\$1,150,000	143.93%	\$223,100	5.15
6	50 Parkview Terrace		Colonial	4	2.1	11	\$1,625,000	\$1,625,000	\$1,825,000	112.31%	\$432,700	4.22
7	610 Springfield Avenue		Victrian	6	4.1	15	\$1,750,000	\$1,750,000	\$1,900,000	108.57%	\$465,500	4.08
8	27 Pine Grove Avenue		Colonial	4	3.1	18	\$1,749,000	\$1,749,000	\$1,938,900	110.86%	\$500,500	3.87
9	38 Woodmere Drive		Colonial	6	3.2	7	\$1,899,000	\$1,899,000	\$2,125,000	111.90%	\$450,800	4.71
10	18 Colony Drive		Colonial	4	2.1	9	\$1,775,000	\$1,775,000	\$2,225,000	125.35%	\$443,000	5.02
11	19 Greenbriar Drive		Colonial	5	4.2	30	\$2,550,000	\$2,395,000	\$2,300,000	96.03%	\$939,100	2.45
12	89 Beechwood Road		Colonial	5	4.1	13	\$1,995,000	\$1,995,000	\$2,307,860	115.68%	\$525,000	4.40
13	10 Fairview Avenue		Colonial	5	3.1	14	\$2,059,000	\$2,059,000	\$2,410,000	117.05%	\$589,100	4.09
14	115 Woodland Avenue		Custom	6	5.2	57	\$4,550,000	\$4,550,000	\$3,900,000	85.71%	\$1,104,800	3.53
15	129 Hobart Avenue		Colonial	7	5.1	14	\$5,500,000	\$5,500,000	\$5,500,000	100.00%	\$1,612,000	3.41
AVERAGE					16	\$1,937,267	\$1,926,933	\$2,044,851	111.08%		4.06	

"Active" Listings in Summit

Number of Units: 18
Average List Price: \$1,548,667
Average Days on Market: 48

"Under Contract" Listings in Summit

Number of Units: 13
Average List Price: \$1,316,769
Average Days on Market: 40

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	20	19	16					20
List Price	\$1,974,875	\$1,093,000	\$1,114,312	\$1,330,048	\$1,686,119	\$1,798,269	\$1,625,333	\$1,926,933					\$1,649,307
Sales Price	\$2,100,069	\$1,171,250	\$1,214,625	\$1,495,308	\$1,837,506	\$1,957,189	\$1,808,758	\$2,044,851					\$1,798,347
SP:LP%	108.51%	104.58%	108.59%	111.31%	109.91%	110.87%	113.17%	111.08%					110.75%
SP to AV	3.83	3.01	3.60	4.48	3.89	4.21	4.19	4.06					4.06
# Units Sold	8	4	8	13	16	26	24	15					114
3 Mo Rate of Ab	0.96	1.03	2.43	2.76	1.38	1.33	0.92	0.88					1.46
Active Listings	16	11	17	18	17	21	18	18					17
Under Contracts	8	14	21	33	33	27	21	13					21

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	18	20	6.57%
Sales Price	\$1,729,080	\$1,798,347	4.01%
LP:SP	110.05%	110.75%	0.64%
SP:AV	3.85	4.06	5.53%

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YTD	2025	2026	% Change
# Units Sold	162	114	-29.63%
Rate of Ab 3 Mo	1.65	1.46	-11.57%
Actives	27	17	-37.61%
Under Contracts	31	21	-30.33%

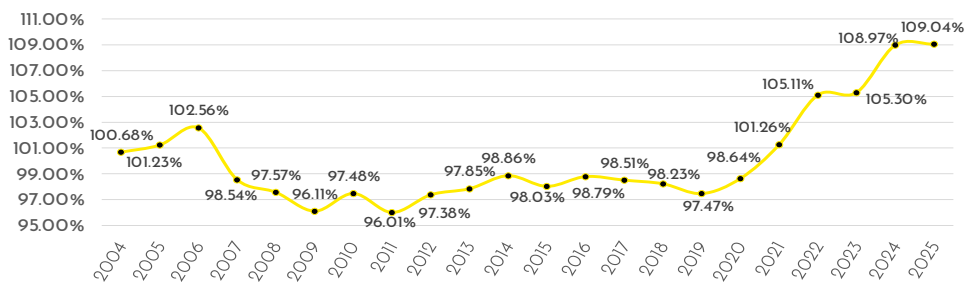
Summit Yearly Market Trends

Average List Price vs. Sales Price

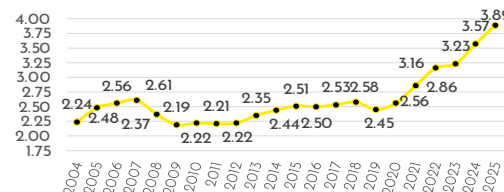


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Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

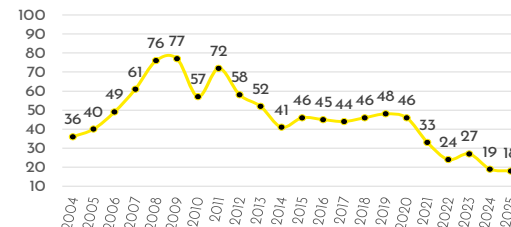


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

