Summit

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	133 Summit Avenue B5 U43	OneFloor	2	1.0	48	$439,000	$399,000	$420,000	105.26%	Condo	
2	68-86 New England Ave U13	TwnIntUn	2	1.0	10	$565,000	$565,000	$565,509	100.09%	$168,800	3.35
3	121 Passaic Avenue	Colonial	3	1.1	14	$649,000	$649,000	$690,000	106.32%	$231,600	2.98
4	28 Glenside Avenue	Colonial	3	3.0	27	$729,900	$729,900	$730,000	100.01%	$167,700	4.35
5	11 Euclid Avenue U6C	OneFloor	2	2.0	27	$750,000	$750,000	$776,000	103.47%	$242,800	3.20
6	34 Clark Street	SplitLev	4	2.0	18	$995,000	$995,000	$999,000	100.40%	$170,800	5.85
7	219 Ashland Road	SplitLev	3	2.0	12	$875,000	$875,000	$1,085,000	124.00%	$317,300	3.42
8	31 Karen Way	SplitLev	4	2.0	19	$1,295,000	$1,295,000	$1,390,778	107.40%	$250,000	5.56
9	84 Kent Place Boulevard	Colonial	4	3.1	7	$1,049,000	$1,049,000	$1,405,000	133.94%	$254,100	5.53
10	18 Lowell Avenue	Colonial	3	2.1	10	$1,295,000	$1,295,000	$1,565,000	120.85%	$388,700	4.03
11	40 Prospect Street	Colonial	3	1.1	239	$1,700,000	$1,700,000	$1,700,000	100.00%	$345,200	4.92
12	24 Beekman Terrace	Colonial	3	2.2	17	$1,350,000	$1,350,000	$1,705,000	126.30%	$366,900	4.65
13	300 Oak Ridge Avenue	Colonial	5	4.2	15	$2,200,000	$2,200,000	$2,499,999	113.64%	$730,300	3.42
14	52 Division Street	Colonial	5	2.1	8	$1,995,000	$1,995,000	$2,610,000	130.83%	$606,600	4.30
	AVERAGE				34	$1,134,779	$1,131,921	$1,295,806	112.32%		4.27

"Active" Listings in Summit

Number of Units	28
Average List Price	$1,776,385
Average Days on Market	52

"Under Contract" Listings in Summit

Number of Units	27
Average List Price	$1,416,593
Average Days on Market	22

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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	12	34			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	$1,907,750	$1,131,921			$1,619,721
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	$2,040,250	$1,295,806			$1,768,827
SP:LP%	108.51%	104.58%	108.59%	111.31%	109.91%	110.87%	113.17%	111.08%	109.83%	112.32%			110.83%
SP to AV	3.83	3.01	3.60	4.48	3.89	4.21	4.19	4.06	4.57	4.27			4.12
# Units Sold	8	4	8	13	16	26	24	15	12	14			140
3 Mo Rate of Ab	0.96	1.03	2.43	2.76	1.38	1.33	0.92	0.88	1.71	2.23			1.56
Active Listings	16	11	17	18	17	21	18	18	29	28			19
Under Contracts	8	14	21	33	33	27	21	13	20	27			22

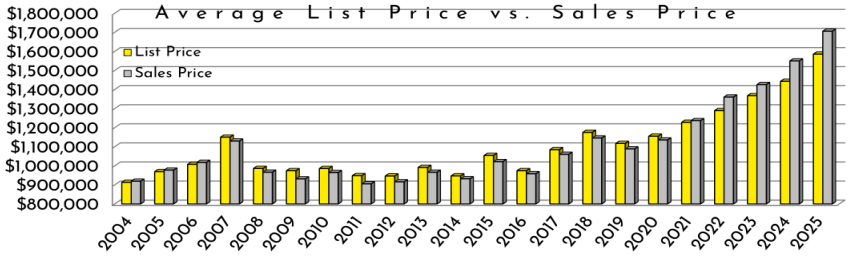
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	18	20	13.79%
Sales Price	$1,718,422	$1,768,827	2.93%
LP:SP	109.56%	110.83%	1.16%
SP:AV	3.87	4.12	6.46%

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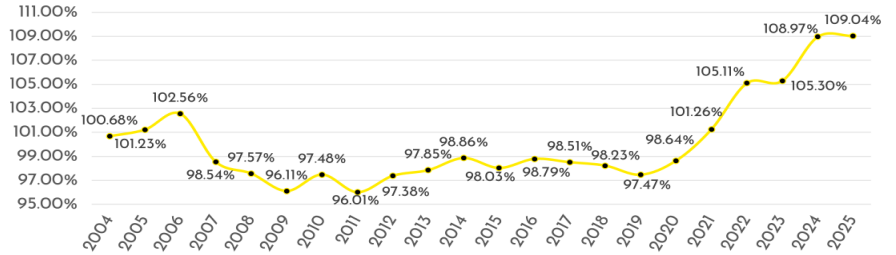
YTD	2025	2026	% Change
# Units Sold	200	140	-30.00%
Rate of Ab 3 Mo	1.51	1.56	3.72%
Actives	26	19	-24.31%
Under Contracts	31	22	-30.23%

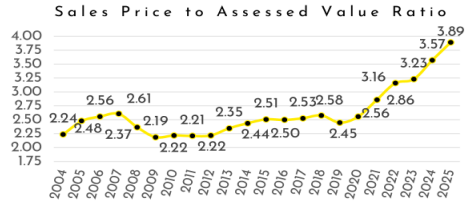
Summit Yearly Market Trends

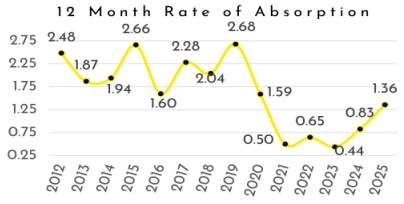


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	$913K	$969K	$1.007M	$1.150M	$986K	$974K	$986K	$948K	$946K	$991K	$947K	$1.054M	$974K	$1.084M	$1.175	$1.088M	$1.154M	$1.227M	$1.289M	$1.367	$1.442	$1.585
SP	$919K	$977K	$1.018M	$1.129M	$966K	$931K	$964K	$905K	$915K	$966K	$932K	$1.021M	$958K	$1.060	$1.145	$1.055M	$1.135M	$1.236M	$1.360M	$1.426	$1.550	$1.705

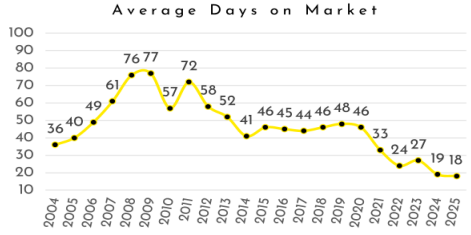
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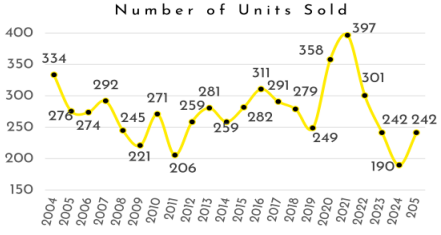






Data only available until 2012





Information compiled from GSMLS. Deemed reliable but not guaranteed

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