

Summit

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	22 Orchard Street	OneFloor	1	1.0	26	\$249,000	\$249,000	\$303,000	121.69%	\$77,900	3.89
2	412 Morris Avenue	OneFloor	2	1.0	1	\$385,000	\$385,000	\$385,000	100.00%	\$140,000	2.75
3	1 Baltusrol Place	Colonial	3	1.0	16	\$589,000	\$589,000	\$619,900	105.25%	\$144,800	4.28
4	49 Canoe Brook Parkway	SplitLev	3	2.1	1	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$251,500	4.57
5	13 Harvard Street	SplitLev	3	2.0	13	\$949,000	\$949,000	\$1,265,013	133.30%	\$282,100	4.48
6	709 Springfield Avenue U4	TwndEndUn	3	2.1	152	\$1,299,000	\$1,300,000	\$1,300,000	100.00%	New	
7	3 Oak Ridge Avenue	Colonial	5	3.1	8	\$1,099,000	\$1,099,000	\$1,360,000	123.75%	\$323,700	4.20
8	16 Fairview Avenue	Colonial	3	2.0	10	\$1,200,000	\$1,200,000	\$1,415,000	117.92%	\$344,200	4.11
9	1 Euclid Avenue	HighRise	3	2.1	48	\$1,450,000	\$1,450,000	\$1,460,000	100.69%	\$291,500	5.01
10	128 Canoe Brook Parkway	Colonial	3	2.1	9	\$1,250,000	\$1,250,000	\$1,560,000	124.80%	\$264,600	5.90
11	14 Euclid Avenue U102	HighRise	2	2.1	10	\$1,600,000	\$1,600,000	\$1,600,000	100.00%	\$384,300	4.16
12	275 Woodland Avenue	Tudor	4	2.1	10	\$1,450,000	\$1,450,000	\$1,655,000	114.14%	\$375,900	4.40
13	226 Mountain Avenue	Colonial	4	2.1	9	\$1,450,000	\$1,450,000	\$1,680,000	115.86%	\$375,500	4.47
14	44 Canoe Brook Parkway	Colonial	4	2.1	10	\$1,585,000	\$1,585,000	\$1,810,000	114.20%	\$424,200	4.27
15	59 New England Avenue 5A	TwndEndUn	3	4.1	9	\$1,895,000	\$1,895,000	\$1,999,999	105.54%	\$625,100	3.20
16	84 Pine Grove Avenue	Colonial	5	4.1	21	\$1,795,000	\$1,795,000	\$2,250,000	125.35%	\$585,200	3.84
17	18 Devon Road	Colonial	6	4.1	18	\$2,200,000	\$2,200,000	\$2,300,000	104.55%	\$679,200	3.39
18	18 Pine Ridge Drive	Custom	5	4.1	8	\$1,995,000	\$1,995,000	\$2,325,000	116.54%	\$542,500	4.29
19	107 Kent Place Boulevard	Colonial	6	5.0	14	\$2,399,000	\$2,399,000	\$2,550,000	106.29%	\$268,900	New
20	230 Summit Avenue	Colonial	4	3.2	18	\$2,395,000	\$2,395,000	\$2,550,000	106.47%	\$504,600	5.05

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21	77 Kent Place Boulevard	Colonial	5	3.1	8	\$2,295,000	\$2,295,000	\$2,725,000	118.74%	\$622,700	4.38
22	23 Argyle Court	Custom	6	4.1	11	\$2,895,000	\$2,895,000	\$2,895,000	100.00%	\$962,300	3.01
23	25 Dogwood Drive	Colonial	4	3.0	13	\$2,495,000	\$2,495,000	\$2,999,000	120.20%	\$593,000	5.06
24	76 Woodland Avenue	Colonial	6	4.2	9	\$2,995,000	\$2,995,000	\$3,230,000	107.85%	Renovated	
25	39 Oak Ridge Avenune	Colonial	7	3.1	15	\$2,995,000	\$2,995,000	\$3,300,000	110.18%	\$713,200	4.63
26	149 Hillcrest Avenue	Custom	7	7.1	55	\$4,695,000	\$4,695,000	\$4,200,000	89.46%	\$1,241,200	3.38
AVERAGE					20	\$1,798,231	\$1,798,269	\$1,957,189	110.87%		4.21

"Active" Listings in Summit

Number of Units: 21
Average List Price: \$2,041,281
Average Days on Market: 65

"Under Contract" Listings in Summit

Number of Units: 27
Average List Price: \$1,443,741
Average Days on Market: 19

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							21
List Price	\$1,974,875	\$1,093,000	\$1,114,312	\$1,330,048	\$1,686,119	\$1,798,269							\$1,601,454
Sales Price	\$2,100,069	\$1,171,250	\$1,214,625	\$1,495,308	\$1,837,506	\$1,957,189							\$1,745,714
SP:LP%	108.51%	104.58%	108.59%	111.31%	109.91%	110.87%							109.91%
SP to AV	3.83	3.01	3.60	4.48	3.89	4.21							4.01
# Units Sold	8	4	8	13	16	26							75
3 Mo Rate of Ab	0.96	1.03	2.43	2.76	1.38	1.33							1.65
Active Listings	16	11	17	18	17	21							17
Under Contracts	8	14	21	33	33	27							23

Flashback! YTD 2025 vs YTD 2026

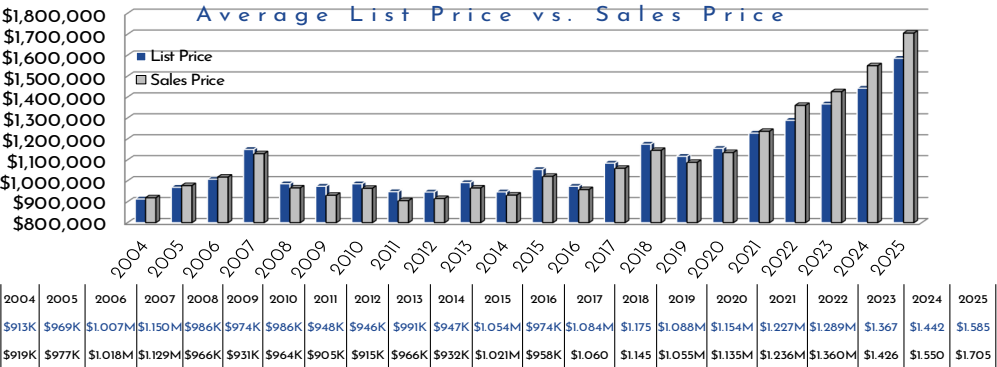
YTD	2025	2026	% Change
DOM	18	21	15.17%
Sales Price	\$1,722,612	\$1,745,714	1.34%
LP:SP	110.26%	109.91%	-0.31%
SP:AV	3.78	4.01	6.06%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	104	75	-27.88%
Rate of Ab 3 Mo	1.91	1.65	-13.47%
Actives	29	17	-42.20%
Under Contracts	30	23	-23.60%

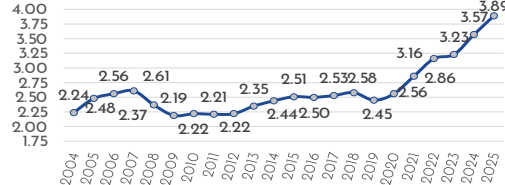
Summit Yearly Market Trends



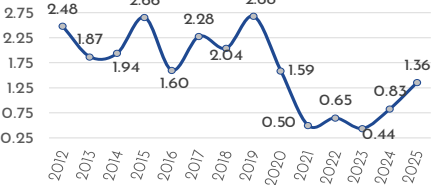
Summit Yearly Market Trends



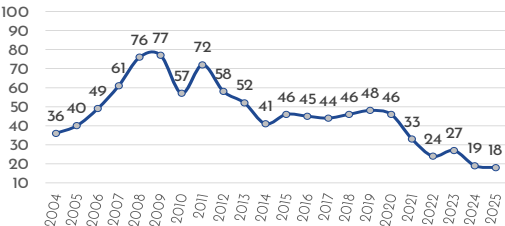
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

