

Summit

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	29 Ashwood Avenue	Colonial	3	1.0	29	\$725,500	\$725,500	\$700,000	96.49%	\$187,800	3.73
2	28 Morris Avenue	TwnIntUn	2	2.1	25	\$799,999	\$799,999	\$825,000	103.13%	\$233,900	3.53
3	28 Shunpike Road	Ranch	3	1.0	13	\$750,000	\$750,000	\$851,000	113.47%	\$281,300	3.03
4	36 Dale Drive	RanchRas	4	2.1	1	\$1,099,000	\$1,099,000	\$1,100,000	100.09%	\$415,500	2.65
5	11 Mount Vernon Avenue	Colonial	4	2.0	11	\$1,075,000	\$1,075,000	\$1,300,000	120.93%	\$285,800	4.55
6	62 Mountain Avenue	Victrian	5	3.1	16	\$1,295,000	\$1,295,000	\$1,325,000	102.32%	\$311,200	4.26
7	154 Woodland Avenue	Colonial	4	2.1	6	\$1,275,000	\$1,275,000	\$1,616,000	126.75%	\$456,100	3.54
8	6 Lorraine Road	Colonial	5	3.1	11	\$1,895,000	\$1,895,000	\$1,999,999	105.54%	\$569,400	3.51
AVERAGE					14	\$1,114,312	\$1,114,312	\$1,214,625	108.59%		3.60

"Active" Listings in Summit

Number of Units: 17
 Average List Price: \$1,875,405
 Average Days on Market: 47

"Under Contract" Listings in Summit

Number of Units: 21
 Average List Price: \$1,497,882
 Average Days on Market: 27

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										21
List Price	\$1,974,875	\$1,093,000	\$1,114,312										\$1,454,275
Sales Price	\$2,100,069	\$1,171,250	\$1,214,625										\$1,560,128
SP:LP%	108.51%	104.58%	108.59%										107.76%
SP to AV	3.83	3.01	3.60										3.59
# Units Sold	8	4	8										20
3 Mo Rate of Ab	0.96	1.03	2.43										1.47
Active Listings	16	11	17										15
Under Contracts	8	14	21										14

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	27	21	-22.98%
Sales Price	\$1,662,899	\$1,560,128	-6.18%
LP:SP	107.58%	107.76%	0.16%
SP:AV	3.77	3.59	-4.86%

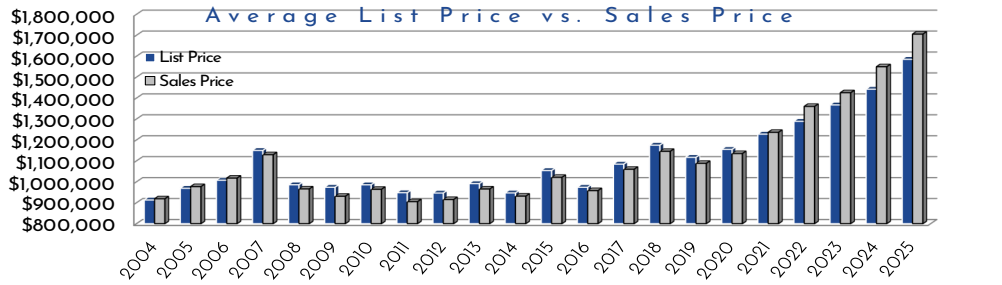
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	40	20	-50.00%
Rate of Ab 3 Mo	1.66	1.47	-11.42%
Actives	23	15	-36.23%
Under Contracts	19	14	-23.21%

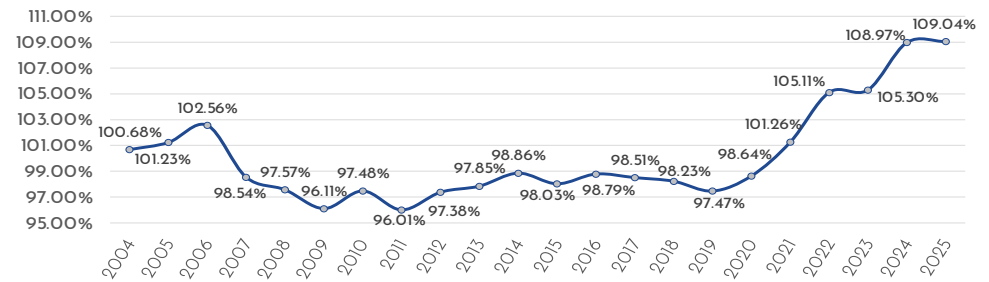
Summit Yearly Market Trends

Average List Price vs. Sales Price

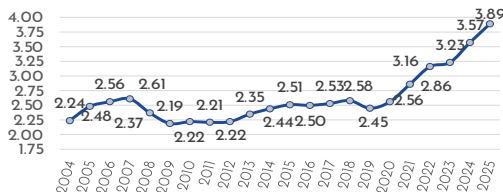


Summit Yearly Market Trends

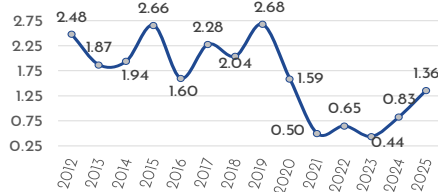
Sales Price to List Price Ratios



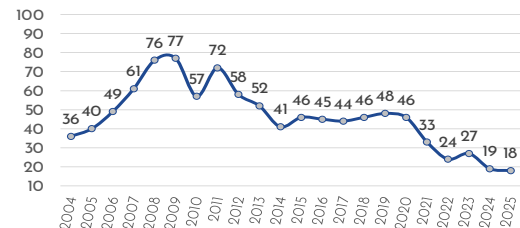
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

