

Summit

February 2026 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|---------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 16 Beauvoir Avenue | FixrUppr | 4 | 1.0 | 21 | \$299,000 | \$299,000 | \$270,000 | 90.30% | \$722,600 | 0.37 |
| 2 | 84 Ashwood Avenue | Colonial | 4 | 3.0 | 9 | \$849,000 | \$849,000 | \$940,000 | 110.72% | \$213,300 | 4.41 |
| 3 | 2 Rose Lane | Custom | 5 | 4.0 | 84 | \$1,699,000 | \$1,699,000 | \$1,575,000 | 92.70% | New | |
| 4 | 16 Little Wolf Road | RanchRas | 4 | 3.0 | 8 | \$1,525,000 | \$1,525,000 | \$1,900,000 | 124.59% | \$447,400 | 4.25 |
| AVERAGE | | | | | 31 | \$1,093,000 | \$1,093,000 | \$1,171,250 | 104.58% | | 3.01 |

"Active" Listings in Summit

Number of Units: 11
 Average List Price: \$1,558,693
 Average Days on Market: 55

"Under Contract" Listings in Summit

Number of Units: 14
 Average List Price: \$1,201,107
 Average Days on Market: 33



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 | | | | | | | | | | | 25 |
| List Price | \$1,974,875 | \$1,093,000 | | | | | | | | | | | \$1,680,917 |
| Sales Price | \$2,100,069 | \$1,171,250 | | | | | | | | | | | \$1,790,463 |
| SP:LP% | 108.51% | 104.58% | | | | | | | | | | | 107.20% |
| SP to AV | 3.83 | 3.01 | | | | | | | | | | | 3.59 |
| # Units Sold | 8 | 4 | | | | | | | | | | | 12 |
| 3 Mo Rate of Ab | 0.96 | 1.03 | | | | | | | | | | | 1.00 |
| Active Listings | 16 | 11 | | | | | | | | | | | 14 |
| Under Contracts | 8 | 14 | | | | | | | | | | | 11 |

Flashback! YTD 2025 vs YTD 2026

| YTD | 2025 | 2026 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 26 | 25 | -3.65% |
| Sales Price | \$1,707,918 | \$1,790,463 | 4.83% |
| LP:SP | 108.36% | 107.20% | -1.07% |
| SP:AV | 3.50 | 3.59 | 2.36% |



| YTD | 2025 | 2026 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 25 | 12 | -52.00% |
| Rate of Ab 3 Mo | 1.53 | 1.00 | -34.97% |
| Actives | 19 | 14 | -28.95% |
| Under Contracts | 16 | 11 | -31.25% |

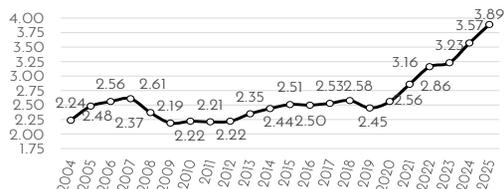
Summit Yearly Market Trends



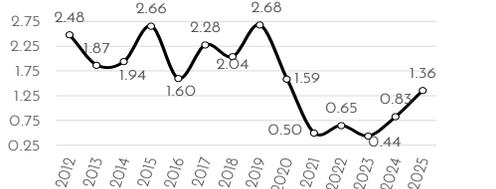
Summit Yearly Market Trends



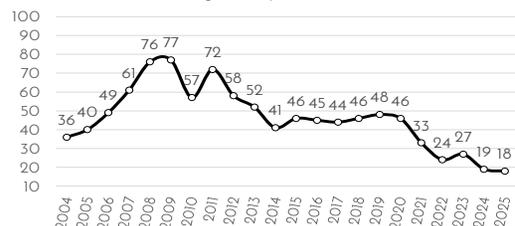
Sales Price to Assessed Value Ratio



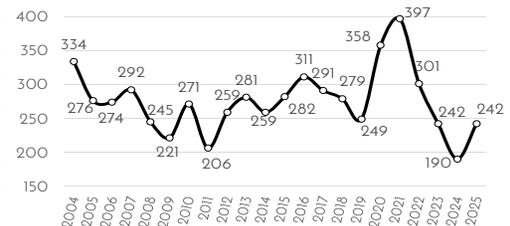
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



Data only available until 2012